214 & 230 4TH AVE, KIRKLAND | UNIT 12

ENERGY CODE COMPLIANCE UNIT 12

GENERAL PRESCRIPTIVE METHOD: SEE SHEETS A0.2, A0.3 & A5.0
ENERGY CREDITS PER TABLE 406.2:

OPTION 1a BUILDING ENVELOPE	0.5 CREDITS
- VERT.FENESTRATION U = 0.28	
- FLOOR R-38	
- S.O.G. R-10 PERIMETER AND UNDER SLAB	
- BELOW S.O.G. R-10 PERIM. & UNDER SLAB	
OPTION 3d HIGH EFF. HVAC EQUIP.	1.0 CREDITS
- DUCTLESS SPLIT SYSTEM HEAT PUMPS	
OPTION 5c EFFICIENT WATER HEATING	1.5 CREDITS
- GAS WATER HEATER, MIN. EF 0.91	
TOTAL CREDITS REQUIRED SMALL DU:	1.5 CREDITS
TOTAL CREDITS PROPOSED:	3.0 CREDITS

CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF KIRKLAND.

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FUEL GAS COZDE (IFGC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 WASHINGTON STATE ENERGY CODE, WAC 51-11 (WSEC)
2015 UNIFORM PLUMBING CODE (UPC)
2014 NATIONAL ELECTRIC CODE (NEC)
2015 NATIONAL FUEL GAS CODE (NFGC) NFPA 54, WAC

MUST REMAIN ON JOB SITE

DENSITY CALCULATIONS:

PER KZC 25.30.050.DD-14
1,800 SF PER UNIT ALLOWED

TOTAL PROJECT BASE DENSITY 1800, base density	19,020 SF, min SF per unit is 10.56, round up to 11
PROPOSED NUMBER OF AFFORDABLE HOUSING UNITS	1 UNITS
PROPOSED BONUS UNITS	1 UNITS X 2 = 2 UNITS
TOTAL UNITS UNITS = 12 UNITS	11 BASE UNIT + 1 BONUS
MAXIMUM BONUS UNITS (25% OF (ROUND TO 2) BASE DENSITY)	11 UNITS X 0.25 = 2.75 UNITS
TOTAL UNITS ALLOWED	11 BASE UNIT + 1 BONUS
TOTAL PROJECT UNITS	12 UNITS

PROJECT TEAM

OWNER / CONTRACTOR:	WACHTLER MARSHALL INC 805 KIRKLAND AVE, SUITE 200 KIRKLAND, WA 98033 P: 253-225-1904 E: dan.wachtler@gmail.com
ARCHITECT:	MEDICI ARCHITECTS EMILY BUCHWALTER, AIA 11661 SE 1ST ST., SUITE 200 BELLEVUE, WA 98005 P: 425-453-9298 F: 425-452-8448 E: emily@mediciarchitects.com
STRUCTURAL ENGINEER:	MALSAM TSANG MARC MALSAM, PE SE 122 S. JACKSON STREET, SUITE 210 SEATTLE, WA 98104 P: 206-498-2674 E: marc@malsam-tsang.com
CIVIL ENGINEER:	CORE DESIGN MICHAEL A. MOODY 14711 NE 29TH PLACE, SUITE 101 BELLEVUE, WA 98007 P: 425-885-7877 E: mam@coredesigninc.com
LANDSCAPE ARCHITECT:	CORE DESIGN JOSHUA PENNINGTON BEARD 14711 NE 29TH PLACE, SUITE 101 BELLEVUE, WA 98007 P: 425-885-7877 E: JPB@coredesigninc.com
ARBORIST:	AMERICAN FOREST MANAGEMENT KELLY WILKINSON 11415 NE 128TH ST. SUITE 110 KIRKLAND, WA 98034 P: 425-820-3420
SURVEYOR:	ORCA LAND SURVEYING RICHARD A. HEALEY 3605 COLBY AVENUE EVERETT, WA 98201 P: 425-259-3400

PROJECT DESCRIPTION

PROJECT DESCRIPTION: DIMINISH EXISTING PROPERTY LINE AND BUILD 10 DUPLEXES AND 2 DETACHED UNITS ON A SINGLE LOT.

BUILDING CLASSIFICATION

A. OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE
B. TYPE OF CONSTRUCTION:
1. AUTOMATIC SPRINKLERS PROVIDED__YES X NO
SPRINKLER SYSTEM TO BE A FLOW THRU SYSTEM
2. TYPE OF CONSTRUCTION: TYPE V.B
BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING ARE INCLUDED WITH THIS PERMIT.

FIRE AREA CALCULATION

(FROM THE INSIDE PERIMETER OF THE EXTERIOR WALLS)

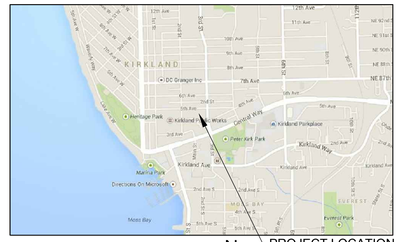
UNIT 12

GARAGE	372 SF
FIRST FLOOR	173 SF
SECOND FLOOR	572 SF
THIRD FLOOR	621 SF
COVERED ENTRY AND DECK	67 SF
COVERED DRIVEWAY	75 SF
TOTAL FIRE SF	1,880 SF

DEFERRED SUBMITTAL:

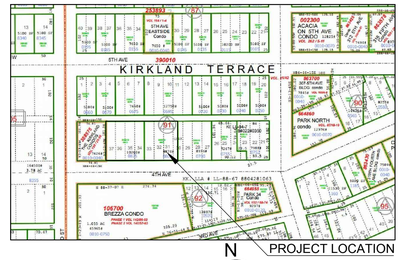
1

THE FOLLOWING ITEMS ARE CONSIDERED TO BE A DEFERRED SUBMITTAL UNDER SECTION 107.3.4.1 OF THE IBC AND MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW. THESE ITEMS WILL THEN BE FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
* PRE-ENGINEERED HANDRAILS, BALCONY GUARDS, STEEL FRAME CANOPY.



VICINITY MAP

NTS



QT. SECT. MAP

NTS

ARCHITECTURAL SHEET INDEX

STRUCTURAL SHEET INDEX

CIVIL SHEET INDEX

REFER TO SEPARATE LSM16-09708

LANDSCAPE SHEET INDEX

REFER TO SEPARATE LSM16-09708

SURVEY

TOPOGRAPHIC SURVEY INCLUDED

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

TITLE SHEET

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by AHaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

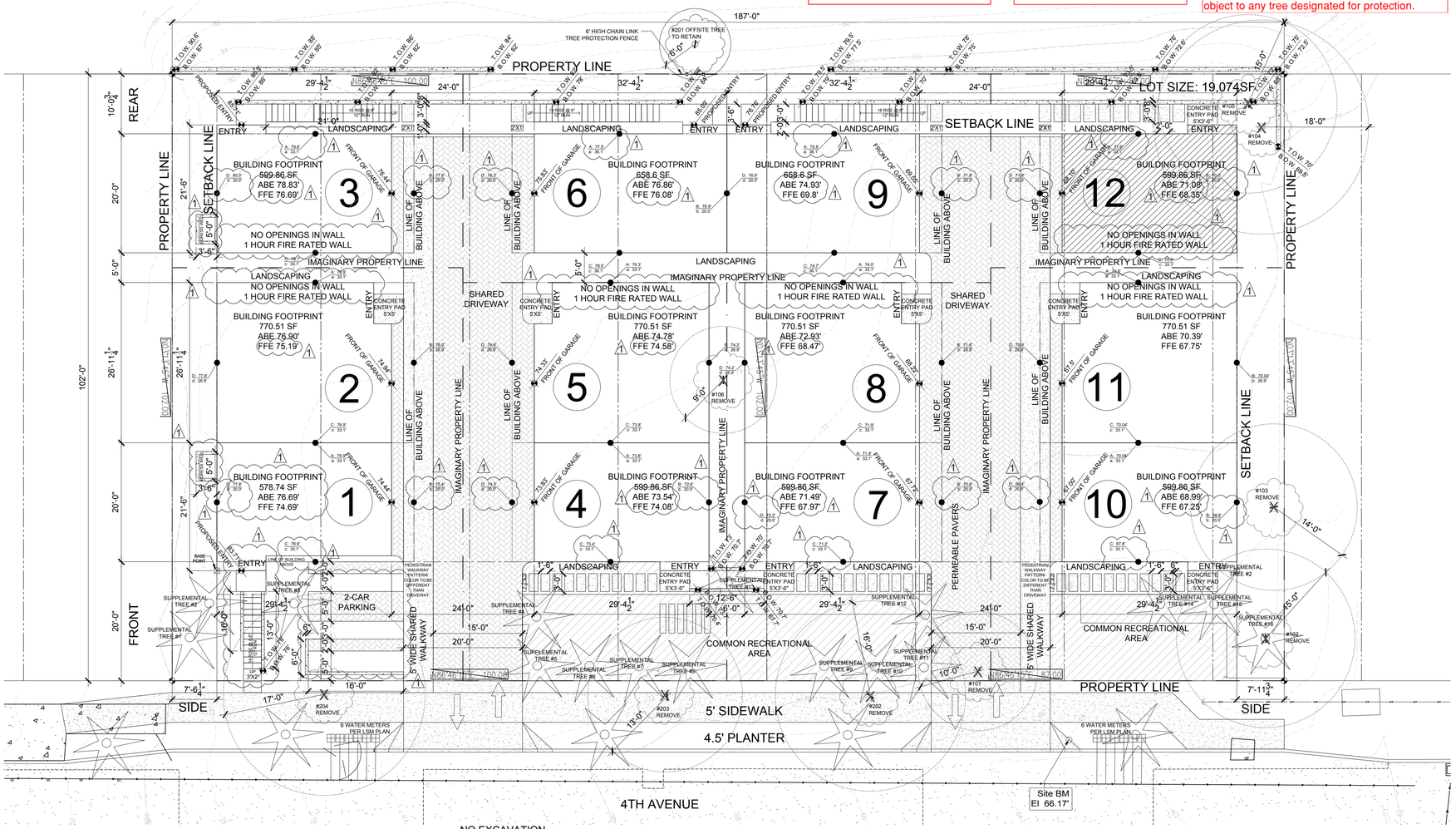
A0.0

214 & 230 4TH AVE, KIRKLAND | UNIT 12

NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI 9AM TO 6PM SAT. NO WORK SUNDAYS & HOLIDAYS (PER KZC SEC. 115.25) Exceptions must be approved in writing by Planning Official

PCD APPROVED SITE PLAN
Any proposed changes to the approved site plan, such as but not limited to added hard surfaces, HVAC units, tree removals and accessory structures, must be submitted to the Building Department as a revision to the building permit for review and approval by all departments prior to implementation.

Placing Materials near Trees. No person may conduct any activity within the protected area of any tree designated to remain, including, but not limited to, operating or parking equipment, placing solvents, storing building material or soil deposits, or dumping concrete washout or other chemicals. During construction, no person shall attach any object to any tree designated for protection.



SITE PLAN

SCALE: 1" = 10'

N

NO EXCAVATION BEYOND FOUNDATIONS
CALL 48 HOURS BEFORE YOU DIG
811 OR 1-800-424-555

TREE PROTECTION GUIDELINES

All remaining trees are to have a tree protection zone (TPZ) established before commencement of any construction or delivery activities. The following guidelines are to be observed and practiced during all construction activities.

- Access is to be restricted into TPZ's with readily visible temporary tree fencing along the LOD which completely surrounds the protected areas of retained trees. Fences shall be constructed of chain link and be at least 4 ft tall, constructed using pier block, and major roots should be avoided while staking.
- Highly visible signs spaced no further than 15 feet shall be placed along sides of the TPZ fencing.
- Construction materials or supplies, soil, debris, vehicles, and equipment are not to be parked or stored within TPZ.
- TPZ fences must be inspected prior to the beginning of any construction activities.
- Assess crew and contractor penalties, if necessary, to keep the TPZ's intact.
- Check the integrity of TPZ fences weekly, and repair or replace as needed.
- Wood chips should be used if possible to spread above root zones within the TPZ's to a depth of 6-8 inches for temporary protection.
- Cement trucks must not deposit waste or rinse out trucks in the TPZ.
- Avoid grade changes or trenching within or near the TPZ. If it is unavoidable, then follow the guidelines below.
- TPZ's may only be moved or accessed with permission from City Officials, and any work done within TPZ's must be done with a certified arborist present.
- If roots need to pruned, they should be cut with pruning saws, made flush with the side of the trench.
- Trees should be watered twice a week if construction is to take place during hot summer months.

If excavation occurs within the driplines of trees scheduled for retention, the following procedures must be followed to protect them:

- The contractor shall verify the vertical and horizontal location of existing utilities to avoid conflicts and maintain minimum clearances; adjustment shall be made to the grade of the new utility as required.
- The inner root zone shall not be disturbed or cut (inner root zone = half the drip line radius).
- ISA Certified arborist must work with equipment operators during trenching/ excavation. The Arborist should have a shovel, hand pruners, loppers, handsaw, and a sawsall.
- If roots one inch or larger are damaged by equipment, the Arborist shall stop the equipment and have the dirt excavated by hand until the root can be cleanly cut. A clean straight cut shall be made to remove the damaged portion of root, and if possible the roots should be covered in moist burlap until recovered with dirt the same day.
- Boring or tunneling under roots of existing trees is a viable alternative to trenching through roots. It shall be performed under the supervision of an ISA Certified Arborist, and no roots 1 inch in diameter or larger shall be cut.
- The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the Planning Official's authorization based on recommendations from a qualified professional. The Planning Official may allow coverage of up to one half of the area of the tree's critical root zone with light soils (no clay) to the minimum depth necessary to carry out grading or landscaping plans, if it will not imperil the survival of the tree. Aeration devices may be required to ensure the tree's survival.

TREE RETENTION CALCULATION			DBH	CREDIT
EXISTING TREE #101	Mountain ash, 10 ft. drip line radius	TO BE REMOVED	10.0	0
EXISTING TREE #102	Japanese plum, 15 ft. drip line radius	TO BE REMOVED	10.0	0
EXISTING TREE #103	Japanese plum, 14 ft. drip line radius	TO BE REMOVED	12.0	0
EXISTING TREE #104	Red alder, 18 ft. drip line radius	TO BE REMOVED	6.0	0
EXISTING TREE #105	Oregon ash, 15 ft. drip line radius	TO BE REMOVED	13.0	0
EXISTING TREE #106	Japanese maple, 9 ft. drip line radius	TO BE REMOVED	9.0	0
NEIGHBORING TREES				
EXISTING TREE #201	Plum tree, 6 ft. drip line radius	TO RETAIN	7.0	0
RIGHT-OF-WAY TREES				
EXISTING TREE #202	Mountain ash, 16 ft. drip line radius	TO BE REMOVED	12.0	0
EXISTING TREE #203	Mountain ash, 13 ft. drip line radius	TO BE REMOVED	11.0	0
EXISTING TREE #204	Mountain ash, 17 ft. drip line radius	TO BE REMOVED	14.0	0
RIGHT-OF-WAY TREES PROPOSED PER LANDSCAPE PLAN				
RIGHT -OF-WAY TREES PROPOSED		5		0
SUPPLEMENTAL TREES PROPOSED PER LANDSCAPE PLAN				
SUPPLEMENTAL TREES REQUIRED		14		14
SUPPLEMENTAL TREES PROVIDED		17		17
TOTAL CREDITS PROPOSED				17
LOT SIZE			0.44	ACRES
TREES PER ACRE	**PER KZC 95.33**		30.0	
TOTAL CREDITS REQUIRED			13.2	
SUPLEMENTAL TREES TO MEET MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINE IN KZC 95.33(4)				

ZONING & CODE INFORMATION

JURISDICTION:	CITY OF KIRKLAND
ZONING:	PLA 7B
USE:	.050
PARCEL ASSESSOR'S #:	390010-0825 390010-0805
PARCEL SIZE:	19,020 SF
LEGAL DESCRIPTION:	PARCEL 390010-0825: KIRKLAND TERRACE ADD PLat Block:91 Plat Lot: 34 THRU 37 PARCEL 390010-0805: KIRKLAND TERRACE ADD 30 LESS E 13 FT & ALL OF 31-32-33 PLat Block:91 Plat Lot: 30 TO 33
OCCUPANCY:	SINGLE FAMILY
SETBACKS REQUIRED:	FRONT YARD - 20'-0" SIDE YARD - 5'-0" 2 SIDES =15'-0" REAR YARD -10'-0"
SETBACKS PROVIDED:	FRONT YARD - 20'-0" SIDE YARDS - 7'-6" REAR YARD - 10'-0"
PARKING REQUIRED:	1.6 PER 2 BEDROOM UNIT OR 1.8 PER 3 OR MORE BEDROOM UNIT
PARKING PROVIDED:	2.0 IN ATTACHED GARAGE
GUEST PARKING:	PER KZC105.20.3.a.: A MINIMUM 10% OF THE TOTAL NUMBER OF REQUIRED PARKING SPACES SHALL BE PROVIDED FOR GUEST PARKING. GUEST PARKING REQUIRED: 2 GUEST PARKING PROVIDED: 2

COMMON RECREATIONAL AREA CALCULATION PER KZC 115.23.2.c

THE REQUIRED COMMON RECREATIONAL OPEN SPACE MAY BE REDUCED TO 150SF PER UNIT IF PERMANENT OUTDOOR FURNITURE, POOL, COOKING FACILITIES, PLAYING EQUIPMENT, AND/OR RECREATION BUILDING ARE PROVIDED IN THE COMMON OPEN SPACE.
12 UNITS X 150 SF = 1800 SF MIN. TOTAL REQUIRED
PROPOSED:

REC. AREA 1:	579 SF
REC. AREA 2:	1,300 SF
TOTAL PROPOSED:	1,879 SF

REFER TO LANDSCAPE PLAN FOR COMMON REC. AREA DESIGN.

LOT COVERAGE CALCULATION		
LOT SIZE	19,074	SF
LOT COVERAGE % ZONE PLA 7B 3.6 = 60%	11,444	SF
12 UNITS FOOTPRINT	7,977	SF
ENTRY PATIOS	238	SF
WALKWAYS	288	SF
DRIVEWAY (50%)	2,254	SF
STAIRS	252	SF
NEW PARKING	144	SF
RETAINING WALLS	155	SF
TOTAL LOT COVERAGE AREA	11,308	SF
%	59.28%	
PROPOSED EXEMPT AREA	1,907	SF
ALLOWED 10% EXEMPT AREA	1,907	SF

LOT COVERAGE CALCUALTIONS ARE SITE WIDE AND ARE FINALED WITH THE LSM. ANY ADDITIONAL LOT COVERGE OR SITE CHANGES MUST BE SUBMITED THROUGH THE LSM AND A REVISED BUILDING PERMIT MAY BE REQUIRED.

MEDICI ARCHITECTS
Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

SITE PLAN

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

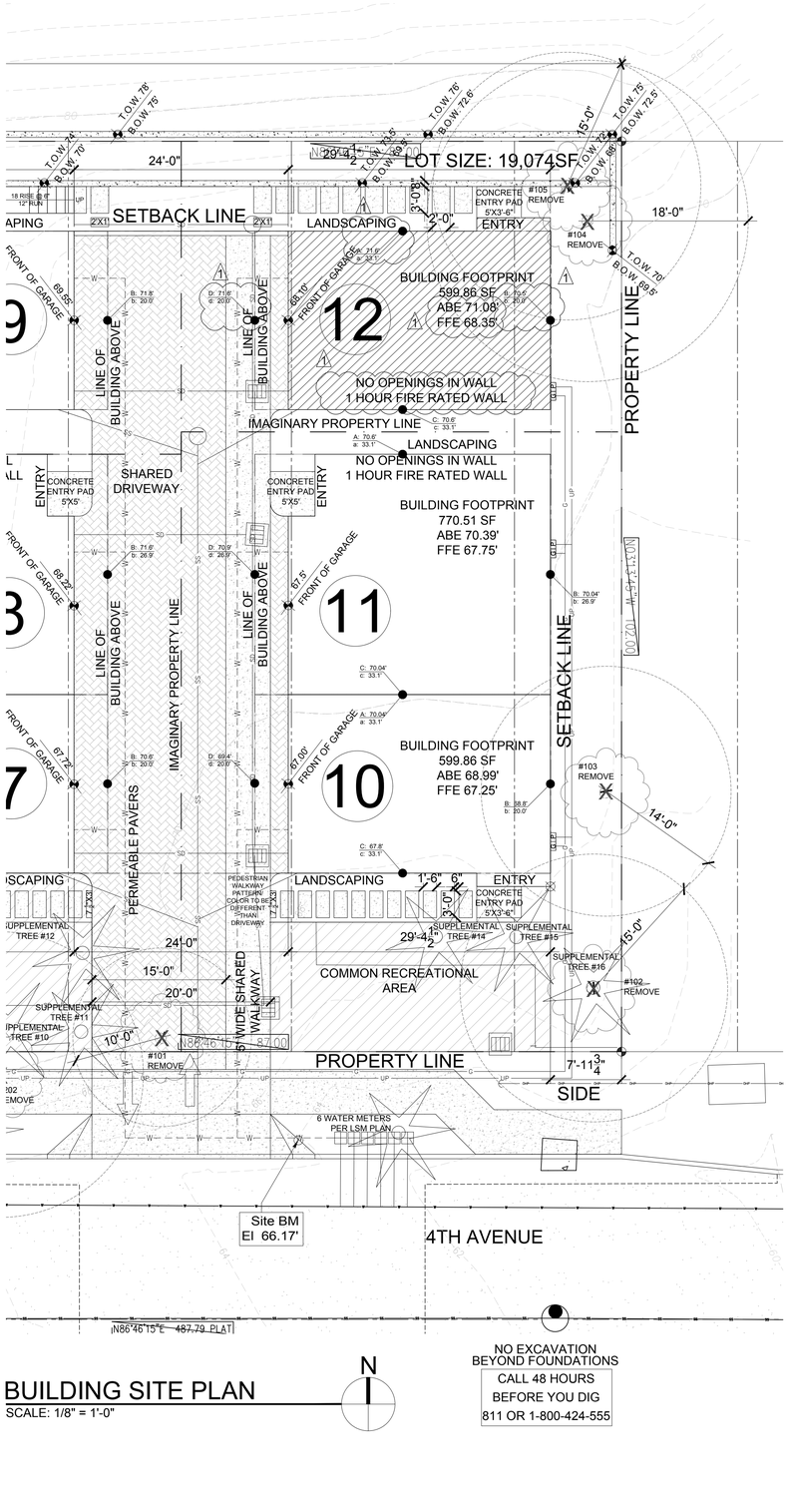
City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A0.1

214 & 230 4TH AVE, KIRKLAND | UNIT 12



BUILDING SITE PLAN

SCALE: 1/8" = 1'-0"

N

NO EXCAVATION BEYOND FOUNDATIONS

CALL 48 HOURS BEFORE YOU DIG 811 OR 1-800-424-555

GROSS FLOOR AREA

(FROM THE INSIDE PERIMETER OF THE EXTERIOR WALLS)
MAX. F.A.R. NOT APPLICABLE FOR MULTI-FAMILY PROJECTS.

UNIT 12

GARAGE	372 SF
FIRST FLOOR	173 SF
SECOND FLOOR	572 SF
THIRD FLOOR	621 SF
TOTAL	1,738 SF

1

AVERAGE BUILDING ELEVATION CALC - UNIT 12

MIDPOINT ELEVATION		*	WALL LENGTH		=	PRODUCT
A	71.6		a	33.1		2371.75
B	70.5		b	20.0		1410.00
C	70.6		c	33.1		2338.63
D	71.6		d	20.0		1432.00
TOTAL				106.25		7552.375
AVERAGE BUILDING ELEVATION:						71.08
MAX HEIGHT ALLOWED					+	30
MAX ELEVATION					=	101.08
PROPOSED TOP OF ROOF					=	98.29
AMOUNT BELOW MAX					=	2.79

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1 1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

SITE PLAN | UNIT 12

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130

DATE: 04-28-17

PLOT SCALE: 1:1

A0.2

DIVISION 1 - GENERAL REQUIREMENTS:
The General Contractor shall review the Construction Documents to complete the Work and notify the Architect of resolution for all discrepancies between architectural drawings and structural drawings prior to construction.

DO NOT SCALE DRAWINGS - notify Architect of dimensions in question.

The General Contractor is responsible for checking and reviewing the Building Department approved set of Construction Documents. The Architect shall be promptly notified of required changes; at that time, the Architect will initiate appropriate action.

The General Contractor is responsible for disseminating all information contained in the Drawings, Specifications and Bid Documents to each Subcontractor.

INSTALLATION OF MATERIALS:
All products in the Drawings or Interior Specifications shall be installed in strict accordance with the manufacturer's current published instructions. Manufacturer's instructions in conflict with the Contract Documents shall be brought to the attention of the Architect prior to commencement of the work. Products not provided with installation instructions shall be installed in accordance with the best trade practices of the industry. In any case, workers experienced and skilled in the installation of these items shall install all products.

APPROVAL OF SUBSTITUTIONS:
The General Contractor shall support substitution requests for specified materials with complete data, drawings and samples as necessary for review by the Architect and Owner. Allow time for investigation before a decision must be made. When the Architect approves a substitution, it is with the understanding that the General Contractor guarantees the substituted article to be equal or better than the one specified. Any changes to the Contract shall be done by Change Order.

DIVISION 2 - SITE WORK:
The General Contractor shall verify all dimensions and conditions before proceeding. Any variation from the Drawings and dimension discrepancies shall be brought to the attention of the Architect. Prior to any field changes there must be approval from the Architect.

SITE EXCAVATION, BACKFILL, AND FINISH GRADING:
Excavation site to grades as shown on Drawings (notify Architect of any deviations). Remove all excess material from site. Do not assume on-site material acceptable for backfill. Place washed gravel as shown. Provide compact fill under slabs per structural engineers specifications. Finish-grade site for lawn.

CONCRETE STAIRS:
Provide new concrete as indicated on Drawings. Prepare grade, fill, and compact any soft areas. Place 4" paving over 2" crushed rock and slope to drains as indicated on SITE PLAN, Sheet A0.0.

SITE UTILITIES:
Relocate existing utilities as required to accommodate new residence as indicated on Drawings. Coordinate disconnection of utilities with Owner & City of Kirkland. The side sewer must be capped in the presence of a Utility inspector. Contact City of Kirkland Utilities. The capping must be at the property line; or at the sewer main if on the property. Any test tees must be removed. A Side Sewer Permit is required for reconnection. A Water Service Application is required to upgrade existing meter.

SITE DRAINAGE:
Connect all downspouts to storm system per civil drawings. Small Project Type II Option 4. Permeable Pavers.

DIVISION 3 - CONCRETE:

FOUNDATIONS:
Patch rock packets when above grade with sack finish. See STRUCTURAL GENERAL NOTES for supplemental information.

CAST-IN-PLACE ARCHITECTURAL CONCRETE:
All concrete shall be mixed, proportioned conveyed, and placed in accordance with IRC Sections R402.2 and R403. Provide new concrete patio and walkway with control joints as indicated on Drawings. Prepare grade, fill, and compact and soft areas. Pour 4" concrete slab-on-grade with #4 bars at 18" o.c. each way over 2" crushed rock and slope to drains as indicated. Finish shall be exposed aggregate.

DIVISION 4 - MASONRY: Color & style to be selected by owner. Construct brick veneer per IRC 606.

DIVISION 5 - METALS:

METAL FABRICATIONS:
Custom-fabricated metal items including exterior and interior railings and handrails to be approved by Owner and Architect, installed by Contractor. All exposed structural metal connectors to be powder coated, unless noted otherwise. Color to be determined.
Provide neoprene gasket at all dissimilar metal connections, typ.
Structural steel and metal fabrication refer to and comply with structural engineering notes, specification and drawings. Provide shop drawings showing details of fabrication, assembly and installation including templates for anchor bolt placement. Grind smooth exposed welds.
Steel Finishes:
Exterior steel unless noted otherwise - Galvanized, including all bolts, nuts and washers. Interior Steel - See shop drawings

DIVISION 6 - WOODS & PLASTICS:
Refer to and comply with structural engineering notes, specification and drawings. Provide blocking for plumbing fixtures, bath accessories and electrical devices. Per R317.4 Wood/plastic composites used in exterior deck boards, stairs treads, handrails and guard rail systems shall bear a label indicating the required performance levels and demonstrating compliance with the provisions of ASTM D 7032.

TREATED WOOD:
Pressure treated lumber and plywood with water-born preservatives for wood to masonry, wood to structural steel contact and as specifically noted in the drawings.
Structurally glued laminated units: refer to and comply with structural engineering notes, specification and drawings. Seal all surfaces, including cut ends and drilled bolt holes prior to placing members. All exposed to weather units to be treated.

FINISH CARPENTRY:
Comply with AWI quality standards “custom”, unless indicated otherwise. Use only seasoned lumber. Conceal fasteners wherever possible, except where exposed fasteners are show. Hot-Dip galvanized or stainless steel fasteners for work exposed to exterior and high humidity. Install exterior trim with minimal possible number of joints. Center joints over vertical members wherever possible. Stagger joints in adjacent related members. Coping to return, miter at corners to produce tight fitting joints. Use scarf joints for end to end joints, install with flush appearance. Kerf backs as required to avoid warping. Hand select lumber for interior trim of similar grain and coloration. Pre-stain seal and finish per owner.

STAIRWAY CONSTRUCTION:
Construct all stairs in accordance with IRC Section R311.7, and as detailed on the drawings.

FIREBLOCKS:
Install fire blocking in wall/ceiling line of concealed soffit spaces and 10-foot intervals both vertical and horizontal, per IRC Section R302.11.

DRAFTSTOPS:
Install draftstops (in common walls separating living units and attics) per IRC Section R302.12.

FIRESTOPS:
Install dwelling unit rated penetrations per IRC R302.4.

DIVISION 7 - THERMAL & MOISTURE PROTECTION:

MOISTURE CONTROL: Per WSEC R301.1.

FOUNDATION WALL DAMPROOFING:
Apply asphaltic emulsion to all below-grade foundation walls. All below-grade foundation walls greater than 48" high shall also be protected with drainage matting (Mirrodrain, Delta-Drain, Enkadrain, or approved equal).

FOUNDATION WALL WATERPROOFING:
All below-grade foundation walls to be sprayed with Graywall waterproofing by Rubber Polymer Corporation. The membrane shall be applied to a minimum thickness of 40-mils to exterior surfaces which are clean and dry, and the ambient air temperature is 15° F or above. Fill honeycombed areas, cracks, and tie-holes with non-shrinking grout before applying the membrane.

All foundation walls greater than 48" high (below grade) shall also be protected by Delta-Drain dampproofing membrane by Cosella-Dorken Products, Inc. Supply all system components including Delta-MS sheet barrier, Delta termination bar, Delta molding strip, Delta plug-and-nail, and all applicable sealants.

THERMAL INSULATION:
(per WSEC 2015 table R402.1.1 & 402.1.3, Refer to table footnotes for additional information)

Fenestration U-Factor	.28
Skylight U-Factor	.50
Glazed Fenestration SGHC	NR
Ceiling R-Value	38 single rafter/joist ceiling 49 @ truss framing & attics
Wood Frame Wall R-Value	21 standard framing @ 16" o.c., R-10 min. @ headers, typ.
Mass Wall R-Value	21 / 21
Floor R-Value	38
Below Grade Wall R-Value	21 int (furred wall standard framing @ 16" o.c., + Thermal Break between slab and basement wall.)
Slab R-Value & Depth	10, 2ft. (For heated slabs, insulation turned up sides & continuous under entire slab).

ACOUSTIC INSULATION:
Provide acoustic insulation at all ceilings and outer walls of bedrooms, bathrooms and laundry rooms.

Walls:	R-19 acoustic batt insulation in 2x6 walls R-13 acoustic batt insulation in 2x4 walls
Ceilings:	R-19 acoustic batt insulation

BUILDING WRAP:
Wrap entire building with 15 lb asphalt-impregnated felt or EnviroDri weather-resistant barrier, field membrane apply in roll, spray or brush; application temperature min.: 0° f; max.: 130° f, application thickness 15 wet mils or more, typical cure time1 <30 min., dry to touch; <8 hours, (wall temp) (110 – 130 sq. ft. / gal) or other product approved by siding manufacture for specific siding material such as Hardie Panel siding.

SIDING:
Hardie plank horizontal siding with 6" exposure & hardie panel. Pre-Stain with 2-coats minimum Benjamin Moore, both sides. Horizontal Corrugated Metal Rib height 7/8". Deck and Siding Stain or equal. Color to be determined. Verify w Architect / Owner, use latex paint only on exterior of siding.

SOFFIT:
Exterior soffit to be 4" T&G tight knot cedar, rough side out. Stain with 2-coats minimum Benjamin Moore "Moorwood" Alkyd Semi-transparent Deck and Siding Stain or equal. Color to be determined.

EXTERIOR STRUCTURAL WOOD SEALER:
Stain exposed wood beams, outlookers, columns, knee braces, rafter tails, etc. with 2-coats minimum Benjamin Moore "Moorwood" Alkyd Semi-transparent Deck and Siding Stain or equal. Color to be determined. Verify w Architect / Owner.

WATERPROOF DECK:
At decks - Fiberglass Waterproof membrane over 1/2" thick plywood over 3/4" plywood, plywood must be acx cross-plugged (no tongue and groove) underlayment, plywood substrate should be installed just prior to fiberglass lamination process,plywood must not be allowed to absorb any moisture what so ever.
Local installer: Around the Sound, 6201 NE 175th ST, Kenmore, WA 98028, Contact: Joe 206-719-7709. Verify all waterproofing requirements with Joe before installing plywood.

ROOFING MATERIAL:
Architectural :

Manufacturer:	Versigard or Equal; Taylor roofing products or Equal TBD by owner
Style:	TPO - Mechanicallly atached; Metal standing seam - Mechanicallly attached
Color:	to be selected by owner
Fasteners:	
Ice & Water Shield:	Install 36" wide across all hips and valleys, and (2) 36" wide courses at all eaves
Underlayment:	Type 30 per ASTM D-226
Valley Flashing:	28 gauge, enameled, min. 24" "W"-flashing
Wall Trays:	26 gauge, enameled, min. 6" trough
Roof to Wall Flashing:	26 gauge, enameled, min. 4" comp. coverage
Pipe Flashing:	26 gauge, enameled, min. 12" skirt
Chimney & Skylight Flashing:	26 gauge, enameled saddle with diverter where width exceeds 2 feet
In-Wall counter flashing:	26 gauge, enameled 7-bar flashing

* DELIVER AND INSTALL PER IRC SECTION R905

GUTTERS AND DOWNSPOUTS:
Lap eave flashing into galvanized X" half round or square gutters with matching galvanized downspouts connected to 4" diameter rigid PVC tightline and run to approved discharge. Custom fabricated rake at gutter end - soldered seam - 4" or 6" O galvanized downspouts with custom fabricated attachments.
Verify with Architect & Owner for downspout locations. Roof/Deck drains and scuppers shall be installed per IRC Section R903.4; concealed piping shall be installed in accordance with the UPC.

ROOF VENTING:
Per IRC Section R806, IECC CHP 4. R38 batt insulation in single rafter vaulted & low slope ceilings, R38 batt insulation in ceilings with advanced framing, and R49 batt insulation in standard framing provide 1" air gap at top.
Use Best Materials brand TPO/PVC Roof Vent model S-VS08 where drawn. Provide eave and rake venting where shown. Un-vented cavity: 5.5" icynene closed-cell water-based spray foam insulation R-7 per inch. Spray-in where shown.

ROOF FLASHING:
Provide flashing and other weather protection per IRC Sections R903 and R905. Valley flashing shall be enameled metal with v-crimp typical. Roof-to-masonry conditions shall have enameled stepflash and counterflash.

CHIMNEY FLASHING:
Taylor Metal Products Inc. Use manufacturer recommended or equal or greater performing.

DIVISION 8 - DOORS AND WINDOWS:

EXTERIOR DOORS:
All exterior doors shall be selected by owner. Color to be determined. Provide continuous interlocking metal weather-stripping, brass anodized metal threshold, cylinder entry lock access and deadbolt drilling. Double-glazed safety glass, with low-E (color to match windows), as indicated on Drawings. U-Value of doors to be 0.30 or better; doors with more than 50% glazing to have a U-Value of 0.30 or better. Provide screens at sliding doors only when indicated on Drawings. Provide Loewen, Sierra Pacific, Weathershield or equal as approved by Owner.

INTERIOR DOORS:
All swinging interior doors to be solid core, clear coated (both sides) wood veneer or painted both sides. Color to be determined. Verify w Architect / Owner. All pocket-doors premium track and roller hardware. Verify w/Owner.

GARAGE DOORS:
See elevations for panel pattern, Coplay Aluminum with clear coat, style to be selected by owner.

DOOR HARDWARE:
Exterior Doors: To be selected by owner, key lock exterior, knob lock interior, with separate dead bolt to match. To be determined by owner.

Interior Doors: To be selected by owner. Provide privacy locks at all bathrooms and bedrooms; passage latch at all others unless noted otherwise; matching hinges to match latch sets. Verify w/Owner.
Provide 2 pair butts on all 8'-0" high doors, 1-1/2 pair butts on 6'-8" or 7'-0" doors.
Provide door-stops to match hardware.

WINDOWS:
All windows to be double-paned, vinyl - anodized bronze finish, with insulated low-E glazing. Window performance and construction to conform with IRC Section R609. Simulated divided lites shall have 1" bead stop profile. Hardware finish shall match door hardware. All casement openings shall have roto hardware. All openings weather-stripped by manufacturer; General Contractor shall install "Z"-flashing at heads of all windows and seal window perimeter per manufacturer's specifications. Provide insect screens at all operable locations. Egress shall be provided from all sleeping rooms per IRC Section R310. General Contractor shall review all tempered glass and egress locations. Provide safety glazing per IRC Section R308.4. U-Value of all new window glazing to be 0.30 or better. Provide Loewen, Sierra Pacific, Weathershield or equal, as approved by Architect/owner.

SKYLIGHTS: N/A

DIVISION 9 - INTERIOR FINISHES:

GYPSUM DRYWALL:
Smooth finish 1/2" GWB on walls and ceilings; 5/8" GWB on any ceilings with framing @ 24" o.c.
Provide gypsum drywall construction fire resistant ratings indicated install water-resistant backing board in bathrooms and other similar “wet” areas not otherwise indicated to revive “wonderboard” and tile. Install compound in 3 coats (prefill of cracks recommended by manufacture); sand after last 2 coats.
Attachments: Screw (absolutely no nails)
Accessories and tape: As recommended by gypsum board manufacture and as indicated In the drawings.
Joint compound: United states Gypsum Co. use water-resistant joint compound with water resistant backing board.
Finish: Smooth-walls
Reglets and beads: verify with Architect & Owner as required.

HARDWOOD FLOORING:
To be selected by owner. Apply (3) coats Swedish finish. Install flush wooden floor grilles per mechanical requirements for air venting. Verify location of grilles with Architect & Owner.

STONE FLOORING:
Foyer. Install flush wooden floor grilles per mechanical requirements. Verify location of grilles w/Owner.

BUILT-IN CABINETRY:
Verify w/Owner.

INTERIOR STONE WORK/ HARD SURFACE COUNTERTOPS:
Comply with recommendation contained in national Granite Quarries Assoc., INC. (NBGQA). Stone Slab: Not yet determined, verify with owner. Grout: Hydroment, color as selected by owner. Sealants: as recommended by installer.

INTERIOR WOOD TRIM:
All interior wood trim to be MDF unless noted otherwise. Verify w/Owner.

BASEBOARD TRIM:
Entire residence First Floor shall have a 1/2 x 5 Verify w/Owner MDF baseboard trim. Rooms with ceramic tile flooring shall have a ceramic tile base. Verify w/Owner.

TILE:
Comply with mortar and grout materials and installation standard of the American National Standee Institute (ANSI) standard specification for ceramic tile and manufacturer's instructions for glass mesh mortar units (wonderboard) per manufacture's requirement at bathrooms. Verify exposed edge of the tile meeting carpet, wood, or resilient flooring, unless otherwise indicated.
Grout: Hydroment, color as selected by owner.
Sealants: one -part mildew-resistant silicone sealants per manufacture.

PAINT SPECIFICATIONS:

Verify all finish with owner prior to proceeding. Colors will be selected by owner from standard color available for the coatings required. Apply required prime coat to materials. Provide barrier coats over incompatible primers where required. Provide finish coats which are compatible with primers. Sand lightly between lacquer coats. Apply additional cats until paint film is of uniform finish, color and appearance.

Primed and painted metal: first coat: Poly-amide epoxy second coat: aliphatic polyester finish coat: urethane

Galvanized steel: exposed exterior galvanized steel left unpainted.

Exterior: decking, siding, exterior cedar trim and soffit boards: see specification - division 6 - wood and plastics section.

Wood painted doors: prime and two coats Benjamin Moore Improvo. Color to be selected by owner.

Wood lacquer doors: Two coats tinted semi-transparent UV resistant lacquer. - color to be selected by owner.

Interior wood trim: Two coasts clear semi-gloss transparent UV resistant lacquer or prime and tow coast oil based semi-gloss enamel. Review with owner locations of paint versus lacquer.

GWB: first coat: PVA sealer-primer second coat: interior flat latex (semi-gloss latex enamel in wet locations) third coat: Interior flat latex (semi-gloss at wet locations).

Interior wood panels: two coats shop applied clear tinted semi-transparent UV resistant lacquer. Touch up field cuts as required. Verify w/Owner.

DIVISION 10 - SPECIALTIES:

TOWEL & BATH ACCESSORIES:
Verify w/Owner specs. for all mirrors, towel bars, toilet paper dispensers and any other accessories, whether shown on plans or not. Provide blocking for all accessories as indicated on drawings.

STORAGE SYSTEMS:
Consult with Owner on closet storage systems.

DIVISION 11 - EQUIPMENT:

GARAGE DOOR OPENERS:
PROVIDE 2 MIN. EACH

DIVISION 12 - FURNISHINGS: N/A

DIVISION 13 - SPECIAL CONSTRUCTION: N/A

DIVISION 14 - CONVEYING SYSTEMS: N/A

DIVISION 15 - MECHANICAL:

HEATING AND VENTILATION:
Mitsubishi Mini Split heat pump, Model MUZ-FH15NA
Mitsubishi Mini Split Indoor unit, Model MSZ-FH15NA
Navien NPE240A High Efficiency on Demand water heater

SOURCE SPECIFIC EXHAUST FANS:
Provide exhaust fans where shown.

METAL DUCTS:
Joints taped, insulated per WSEC 403.2.

GARAGE/ CARPORT DUCTS:
Ducts in the garage/carport and ducts penetrating the walls or ceilings separating the dwelling from the garage/carport must be a minimum of 26 gauge sheet metal with no register outlets into the garage. Ducts outside the protected envelope are excluded from these regulations.

EXHAUST FANS:
Provide exhaust fans where shown on Floor Plans A2.0, A2.1.

THERMOSTAT(S):
Provided by Mechanical Contractor; verify location(s) w/Owner.

GAS APPLIANCE FIREPLACES:
Electric firecplace model: 80-2000A-36 or similar - verify w/Owner.
Install per manufacturer recommendation.

PLUMBING:
All plumbing to be installed per the UPC. Existing, gas-fired, (verify capacity) water heaters with R-12 insulation. Provide seismic straps per the UPC. Drain hot water tank pressure-relief valve to outside of building or to floor drain (provide 1" minimum air gap) using hard-drawn copper piping. Provide reticulating pump and plumb for instant hot water. Sources of ignition must be kept at least 18" above floor line. Provide plumbing to all fixtures shown on Drawings. Provide insulation foam at all floor, roof, and wall plumbing penetrations.

To achieve WSEC Credit Option 5a per Table 406.2 all showerhead and kitchen sink faucets shall have maximum flow of 1.75 GPM. All other lavatory faucets shall be rated at 1.0 GPM or less.

SPRINKLER SYSTEM:
Type: Flow-through protection systems.

Automatic sprinklers are required per NFPA 13D and City of Kirkland Fire Department Standards. Provide a 1" minimum meter connection. Sprinkler system to provide coverage throughout structure, including decks and garage. Designed by a Washington State Certified Engineer. Construction shall conform to the requirements of International Fire Code chapter 14. The system shall be installed, inspected, tested, and approved prior to framing inspection approval. A separate permit may be required. All sprinkler heads shall be recessed. Coordinate locations with lighting plan, typical. Verify with General Contractor & Architect.

DIVISION 16 - ELECTRICAL:

All work shall conform to current and applicable codes and shall be coordinated with the General Contractor. Electrical Contractor shall verify requirements to wire and hook up all exhaust fans, appliances, furnaces, air conditioners and all other equipment requiring electrical service. Electrical Contractor shall verify and acquire approval of panel distribution and service from Owner and General contractor prior to installation.

INSULATION FOAM:
Provide insulation foam at all floor, roof, and wall electrical penetrations.

LIGHTING FIXTURE LAMPS:
Provide and install GE or Syivania lamps. All incandescent lamps recessed into insulated areas shall be approved for zero-clearance insulation cover.
All fluorescent lamps shall be full-spectrum.

ATTIC SPACES:
Required access opening in all concealed attic areas that exceed 30 sf and have a vertical height of 30" or greater measured from top of ceiling framing members to the underside of the roof framing members. See floor plan for location. Attic access rough-frame opening shall not be less than 22"x30" and shall be located in hallway or accessible location. Section R807.1

SMOKE & CARBON MONOXIDE DETECTORS:
See Sheets A2.0, A2.1. Provide and install smoke detectors per IRC Section R314. Hardwire 110-volt unit with battery backup. In alterations, repairs and additions provide and install additionally per IRC Section R314. Provide and install Carbon Monoxide detectors per IRC section R315.

WALL MOUNTED LIGHT FIXTURES:
All wall mounted fixtures shall be mounted +80" from finish floor to centerline of fixture, unless noted otherwise. At bottom light valence, light fixture shall be mounted at +84" and top of mirror shall be at +80".

EAVES:
Provide waterproof duplex outlets under the eaves where shown in drawings. Color shall be approved by Architect & Owner.

BUILT-IN IRONING BOARD: N/A

DOOR CHIME:
Provide wired Dimango door chime and push button; style and color to be determined. Verify w/Owner.

INTERNAL MEDIA WIRING:
Verify and provide telephone, cable, and Internet requirements per Owner.

SOUND SPEAKERS:
Provide recessed sound speakers per Owner.

GROUND FAULT CIRCUIT INTERRUPTER PROTECTION:
Ground fault interrupter required in all bathrooms, on or above countertops within six feet of any sink, in all accessible garage areas, in all crawl spaces, all outdoor areas, and any other locations as required by the NEC.

SWITCHES/OUTLETS AND COVER PLATES:
All switches and outlets shall be blocked out from openings such that cover plates will not conflict with door and window trim or decorative molding, unless noted otherwise. Supply and install cover plates on all electrical, telephone, and cable outlets. All cover plates shall be Decora or equal; color to be determined.

ENERGY CODE COMPLIANCE NOTES:

1. Duct leakage test results shall be provided to the building inspector and home owner prior to the approved final inspection. Ducts shall be leak tested in accordance with WSU RS-33, using the maximum duct leakage rates specified. Duct tightness shall be verified by either of the following:

1. Postconstruction test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 square feet (9.29 m2) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test. Leakage to outdoors shall be less than or equal to 4 cfm (133.3 L/min) per 100 square feet of conditioned floor area.

2. Rough-in test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 square feet (9.29 m2) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cfm (85 L/min) per 100 square feet (9.29 m2) of conditioned floor area. The test results shall be posted on the Residential Energy Compliance Certificate (WSEC 401.3). This shall be present to the inspector as a signed affidavit documenting the duct leakage testing results.

Exception: The total leakage test is not required for ducts and air handlers located entirely within the building thermal envelope. Ducts located in crawl spaces do not qualify for this exception.

2. A Residential Energy Compliance Certificate complying with WSEC 401.3 is required to be completed by the design professional or builder and permanently posted within 3' of the electrical panel prior to the final inspection.

3. Minimum 75% of all interior luminaries shall be high efficacy luminaries and all exterior lighting shall be high efficacy luminaries.

4. Per Requirement for Small Dwelling Unit, 1.5 energy credit points must be met per table R406.2. Options 1a (Efficient Building Envelope), 3d (High Efficiency HVAC Equipment) & 5c (Efficient water heating) are to be used.

Per Requirement for Medium Dwelling Unit, 3.5 energy credit points must be met per table R406.2. Options 1a (Efficient Building Envelope), 3d (High Efficiency HVAC Equipment), 5a (Efficient water heating) & 5c (Efficient water heating) are to be used.

5. Each dwelling unit is required to be provided with at least one programmable thermostat for the regulation of temperature.

6. Per WSEC R402.4, the building thermal envelope shall be constructed to limit air leakage. The results of the test shall be signed by the party conducting the test adn provided to the code official. (R402.4.1.2)

DEFERRED SUBMITTAL:

THE FOLLOWING ITEMS ARE CONSIDERED TO BE A DEFERRED SUBMITTAL UNDER SECTION 107.3.4.1 OF THE IBC AND MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW. THESE ITEMS WILL THEN BE FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
* PRE-ENGINEERED HANDRAILS, BALCONY GUARDS, STEEL FRAME CANOPY.

MEDICI ARCHITECTS
Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

GENERAL NOTES

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

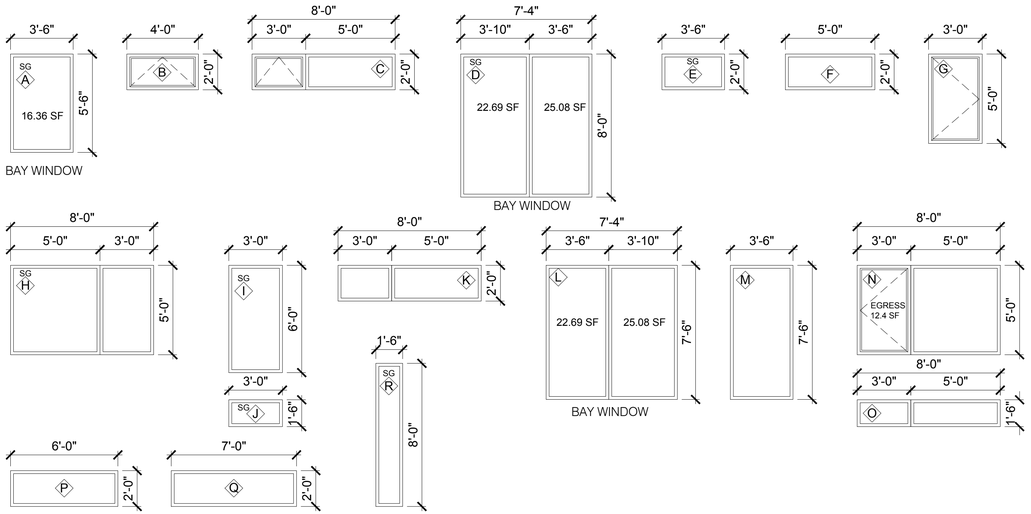
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

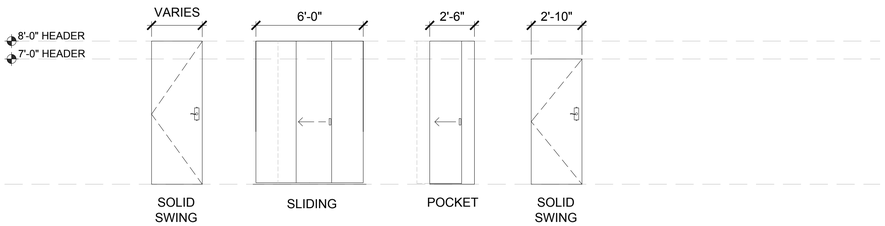
A0.3



WINDOW ELEVATIONS

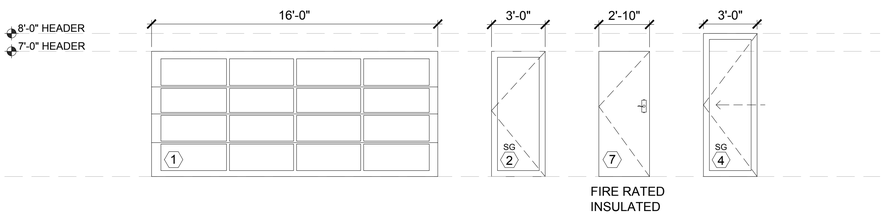
SCALE: 1/4" = 1'-0"

NOTE:
DIMENSIONS INDICATE ROUGH OPENINGS.
MANUFACTURER TO SIZE WINDOWS ACCORDINGLY.



INTERIOR DOOR ELEVATIONS

SCALE: 1/4" = 1'-0"



EXTERIOR DOOR ELEVATIONS

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

NO	Qty.	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VAL	TYPE	SCREEN	HARDWARE	REMARKS
A	3	ENTRY/ 2ND FLOOR STAIRS	3'-6"	5'-6"	19.25	TBD	0.28	FIXED	N	TBD	SAFETY GLASS
B	1	LAUNDRY	4'-0"	2'-0"	8.00	TBD	0.28	AWNING	Y	TBD	
C	1	GARAGE	8'-0"	2'-0"	16.00	TBD	0.28	FIXED/AWNING	Y	TBD	
D	1	STAIRS	7'-4"	8'-0"	58.64	TBD	0.28	FIXED	N	TBD	SAFETY GLASS
E	2	2ND FLOOR STAIRS/ 3RD FLOOR HALL	3'-6"	2'-0"	7.00	TBD	0.28	FIXED	N	TBD	SAFETY GLASS
F	2	POWDER/ BATH 02	5'-0"	2'-0"	10.00	TBD	0.28	FIXED	N	TBD	
G	1	KITCHEN	3'-0"	5'-0"	15.00	TBD	0.28	CASEMENT	Y	TBD	
H	1	KITCHEN	8'-0"	5'-0"	40.00	TBD	0.28	FIXED	N	TBD	SAFETY GLASS
I	1	LIVING	3'-0"	6'-0"	18.00	TBD	0.28	FIXED	N	TBD	SAFETY GLASS
J	1	LIVING	3'-0"	1'-6"	4.50	TBD	0.28	FIXED	N	TBD	SAFETY GLASS
K	1	LIVING	8'-0"	2'-0"	16.00	TBD	0.28	FIXED	N	TBD	
L	1	3RD FLOOR STAIRS	7'-4"	7'-6"	54.98	TBD	0.28	FIXED	N	TBD	
M	1	3RD FLOOR STAIRS	3'-6"	7'-6"	26.25	TBD	0.28	FIXED	N	TBD	
N	2	MASTER BED/ BED 02	8'-0"	5'-0"	40.00	TBD	0.28	FIXED/CASEMENT	Y	TBD	EGRESS
O	2	MASTER BED/ BED 02	8'-0"	1'-6"	12.00	TBD	0.28	FIXED	N	TBD	
P	1	MASTER BATH	6'-0"	2'-0"	12.00	TBD	0.28	FIXED	N	TBD	
Q	1	MASTER BATH	7'-0"	2'-0"	14.00	TBD	0.28	FIXED	N	TBD	
R	1	LIVING	1'-6"	8'-0"	12.00	TBD	0.28	FIXED	N	TBD	SAFETY GLASS
	24	WINDOW COUNT			491.12	SF	0.28	U X A =	137.51		NOTE: SEE A0.2 & A4.0-4.1 FOR WINDOW DIVISIONS
TOTAL								TOTAL U x A =	137.51		
NOTES:											

1. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS SHOWING COMPLIANCE WITH THE 2015 WASHINGTON STATE ENERGY CODE.
2. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH
3. ALL WINDOWS TO BE NFRC CERTIFIED AND LABELED

INTERIOR DOOR SCHEDULE

NO	Qty.	LOCATION	W	H	MANUF	TYPE	HARDWARE	REMARKS
5	1	LAUNDRY	2'-10"	7'-0"	TBD	SOLD SWINGING	ALL HARDWARE TO BE BRUSHED NICKEL FINISH 2- PAIR OF BUTT HINGES FOR 8'-0" DOORS	
6	4	VARIOUS	2'-6"	8'-0"	TBD	SOLID SWINGING		
7	2	MASTER CLOSET/ BATH	2'-6"	8'-0"	TBD	POCKET		
8	1	BED 02	6'-0"	8'-0"	TBD	SLIDING CLOSET		
	8	DOOR COUNT						

NOTES:

1. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS SHOWING COMPLIANCE WITH THE 2012 WASHINGTON STATE ENERGY CODE.
2. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH LOCATION.
3. VERIFY ALL DOOR TYPES & HARDWARE W/OWNER PRIOR TO ORDERING.
4. DOOR SEPARATING UN-HEATED FROM HEATED SPACE TO BE U=.30 MAX. PER WSEC 2015.

EXTERIOR DOOR SCHEDULE

NO	Qty.	LOCATION	W	H	MANUF.	AREA	U-VAL	TYPE	CONFIGURATION	HARDWARE	REMARKS
1	1	GARAGE	16'-0"	7'-0"	TBD			OVER HEAD GARAGE DOOR	X	GARAGE DOOR OPENER, SEE ELEVATION FOR DOOR PATTERN	
2	1	ENTRY	3'-0"	7'-0"	TBD	21.0	0.3	GLAZED SWING	X	ALL HARDWARE TO BE BRUSHED NICKEL FINISH 2- PAIR OF BUTT HINGES FOR 8'-0" DOORS	SAFETY GLASS
3	1	GARAGE	2'-10"	7'-0"	TBD	19.8	0.3	SWING	X		20.MIN FIRE RATED, INSULATED, SELF CLOSING
4	1	LIVING	3'-0"	8'-0"	TBD	24.0	0.3	GLAZED SWING	X		SAFETY GLASS
TOTAL					SF	64.8	0.3	TOTAL U x A =	19.4		
NOTES:											

1. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS SHOWING COMPLIANCE WITH THE 2015 WASHINGTON STATE ENERGY CODE.
2. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH LOCATION.
3. VERIFY ALL DOOR TYPES & HARDWARE W/OWNER PRIOR TO ORDERING.
4. DOOR SEPARATING UN-HEATED FROM HEATED SPACE TO BE U=.30 MAX. PER WSEC 2015
5. ALL DOOR WITH GLAZING TO BE NFRC CERTIFIED AND LABELED

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

SCHEDULES - UNIT 12

Drawn By:	SDT, MG, JAM
Checked By:	EB
Owner Approval:	

PHASE:

CONSTRUCTION DOCUMENTS

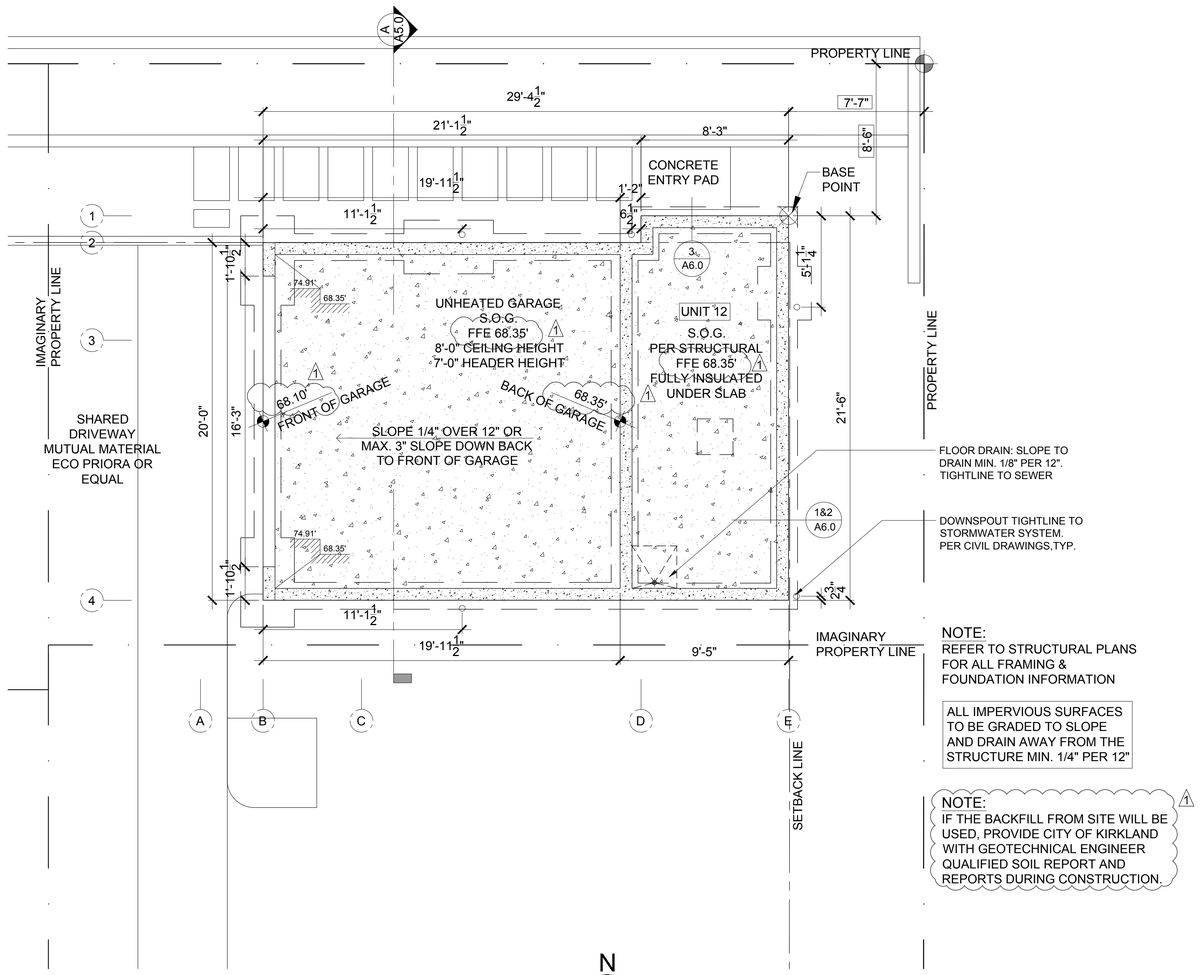
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A0.3



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

- SLAB ON GRADE
- FOUNDATION WALL
- POST - VERIFY SIZE AND TYPE WITH STRUCTURAL PLAN
- CRAWL SPACE VENT

MEDICI
ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

FOUNDATION PLAN

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

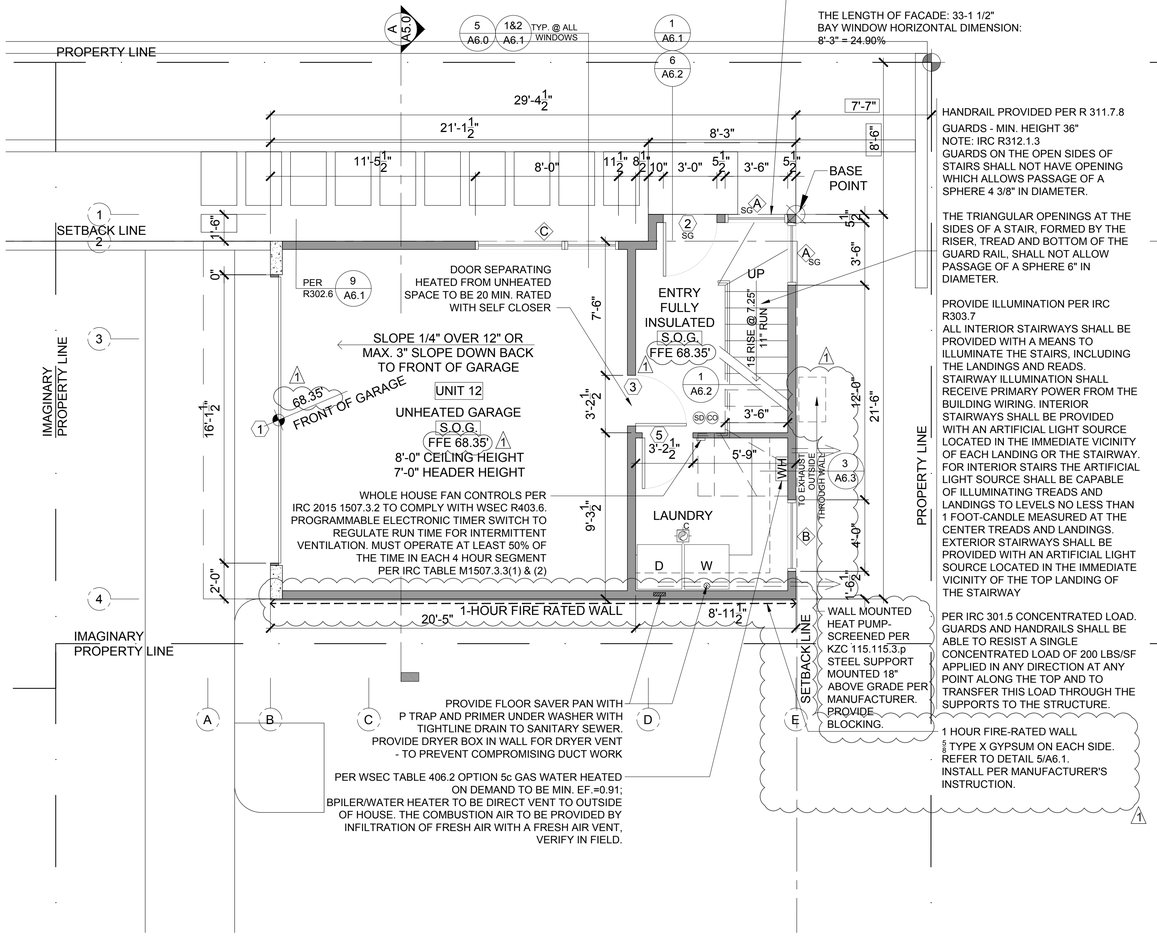
APPROVED FOR CONSTRUCTION:

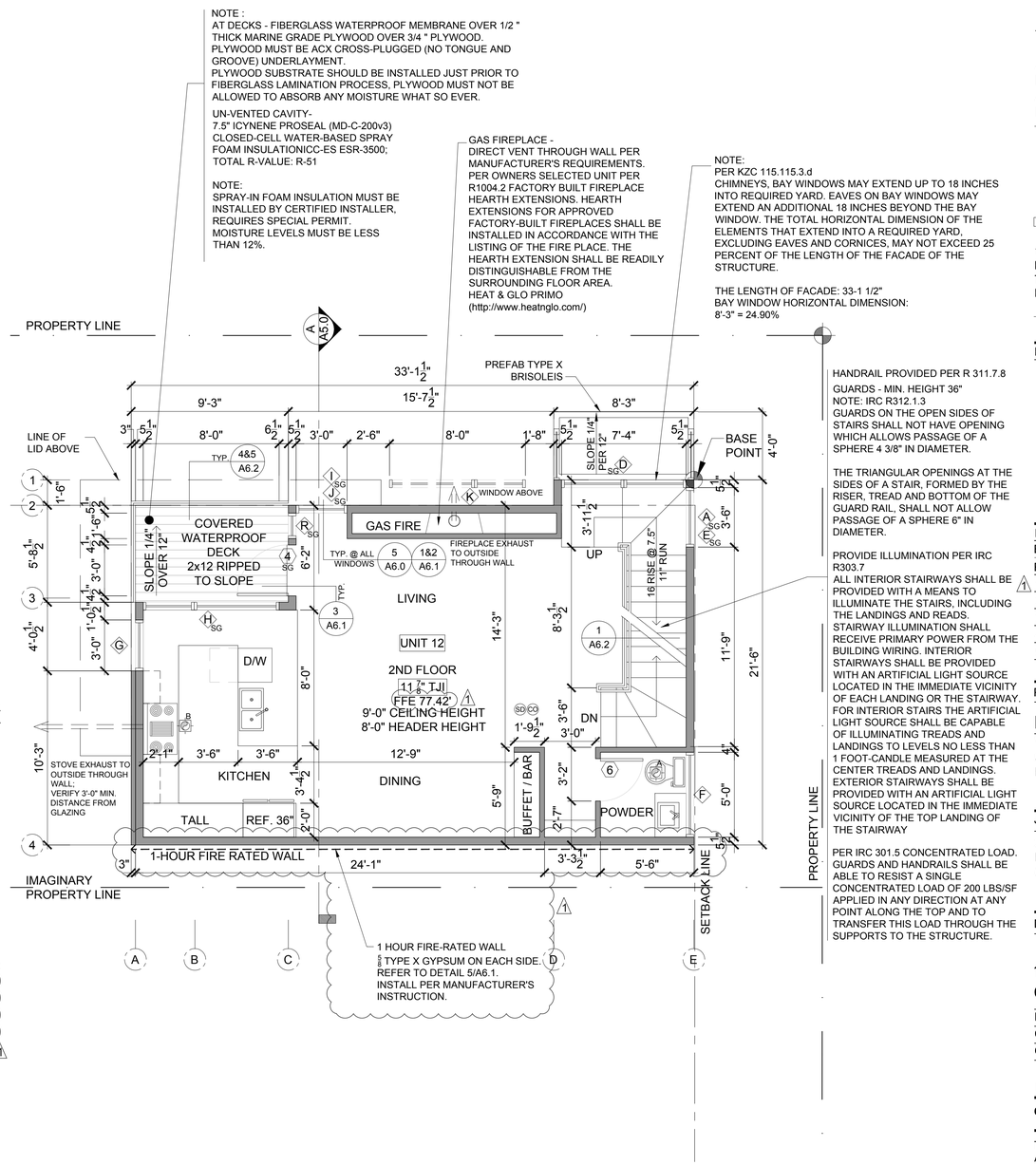
City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A1.0





1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

HOUSE VENTILATION

2015 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1507, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1507.3, TABLE 1507.3.3(1) & TABLE 1507.3.3(2), PROVIDE CONTROLS PER 1507.3.2. COMPLY WITH WSEC R403.6.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	Bath & Powder	Min. 50 cfm (INTERMITTENT) @ 0.25" WG (TABLE M1507.4)
B	Kitchen	Min. 100 cfm (INTERMITTENT)@ 0.25" WG (TABLE M1507.4) (Range hood or down draft exhaust fan rated at min. 100 cfm at 0.10" wg may be used for exhaust fan requirement.)
C	Laundry Room	Min. 180 cfm (INTERMITTENT) @ 0.25" WG - to function and be labeled as whole house fan (4-5 BEDROOMS 3001< 4500 SF.) TO OPERATE AT LEAST 50% OF TIME IN EACH 4-HOUR SEGMENT
DRYER VENT PER (TABLE M1507.4) VENTED TO OUTSIDE		
*ALL FANS TO VENT TO OUTSIDE		

NOTE:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS SHALL BE RATED @ 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED @ 1.0 GPM OR LESS. CONTRACTOR TO KEEP PRODUCT LITERATURE ON SITE.

LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.

NOTE:
FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN WITH FRESH AIR PORT (NET 4 SF IN MIN. OPENING) AT EACH HABITABLE ROOM. A TIMER OPERATES AN EXHAUST FAN WHICH PULLS OUTSIDE AIR THROUGH AIR INLETS LOCATED IN EACH HABITABLE ROOM.

- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- 9 — DOORS
- C — WINDOWS
- 2X WALLS
- BRICK WALLS
- POST - VERIFY SIZE AND TYPE WITH STRUCTURAL PLAN

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL POSTS, BEAMS & HEADERS SEE STRUCTURAL DRAWINGS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" U.N.O.
7. SEE ELEVATIONS SHEETS A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLDOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS:
    - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
    - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
    - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
    - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24".
12. SEE SHEET A0.1 FOR ADDITIONAL NOTES.
13. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1.

MEDICI ARCHITECTS
Architecture
Programming
Accessible Design
Interior Design
11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12

WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

1ST & 2ND FLOOR CONSTRUCTION PLAN

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

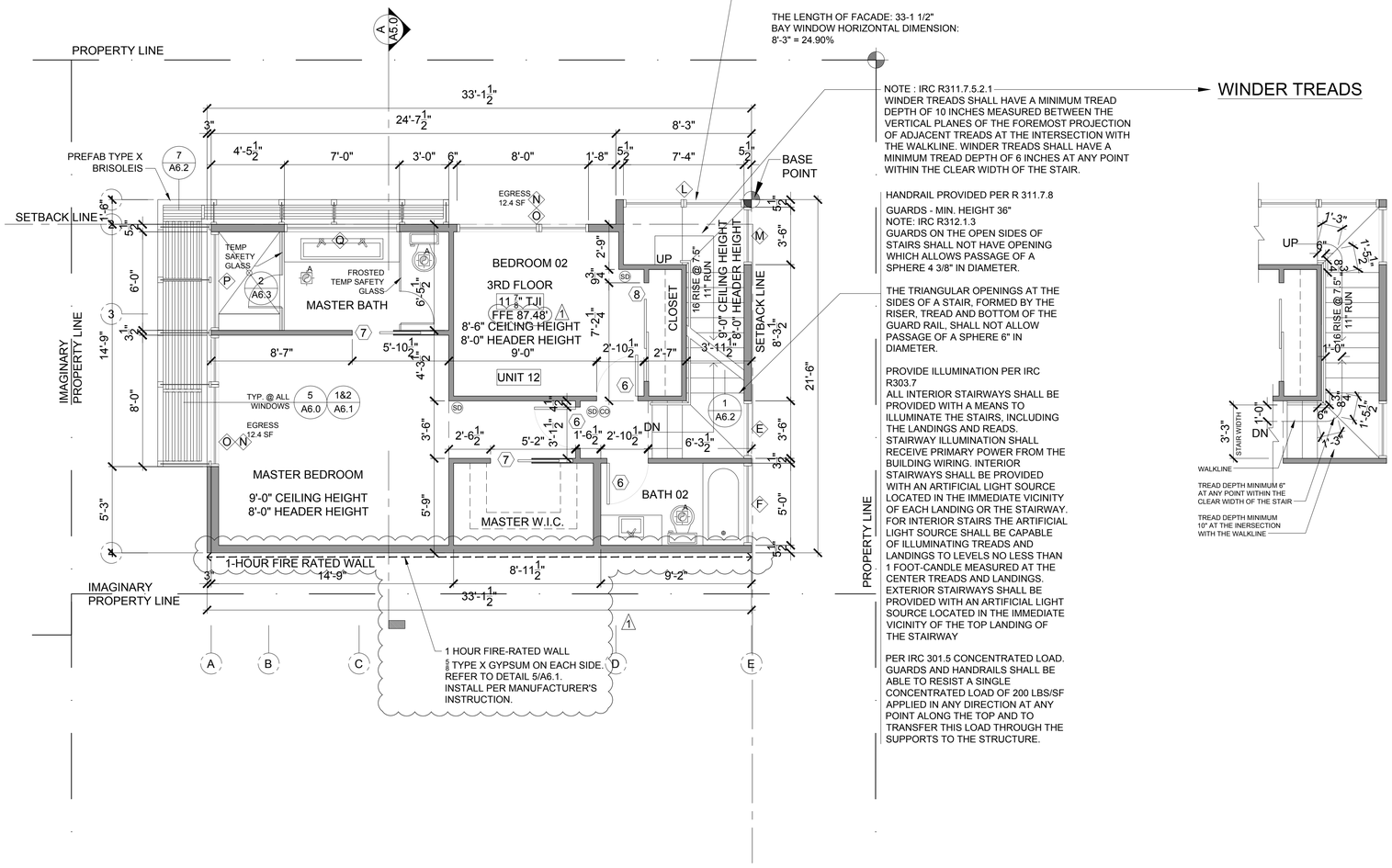
City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130

DATE: 04-28-17

PLOT SCALE: 1:1

A2.0



NOTE:
PER KZC 115.115.3.d
CHIMNEYS, BAY WINDOWS MAY EXTEND UP TO 18 INCHES INTO REQUIRED YARD. EAVES ON BAY WINDOWS MAY EXTEND AN ADDITIONAL 18 INCHES BEYOND THE BAY WINDOW. THE TOTAL HORIZONTAL DIMENSION OF THE ELEMENTS THAT EXTEND INTO A REQUIRED YARD, EXCLUDING EAVES AND CORNICES, MAY NOT EXCEED 25 PERCENT OF THE LENGTH OF THE FACADE OF THE STRUCTURE.

THE LENGTH OF FACADE: 33-1 1/2"
BAY WINDOW HORIZONTAL DIMENSION:
8'-3" = 24.90%

NOTE : IRC R311.7.5.2.1
WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTION WITH THE WALKLINE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.

WINDER TREADS

HANDRAIL PROVIDED PER R 311.7.8

GUARDS - MIN. HEIGHT 36"
NOTE: IRC R312.1.3
GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENING WHICH ALLOWS PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

THE TRIANGULAR OPENINGS AT THE SIDES OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM OF THE GUARD RAIL, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

PROVIDE ILLUMINATION PER IRC R303.7
ALL INTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND READS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OR THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NO LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY

PER IRC 301.5 CONCENTRATED LOAD. GUARDS AND HANDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS/SF APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.

3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

N

HOUSE VENTILATION

2015 IRC - PROVIDE WHOLE HOUSE VENTILATION PER M1507, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FAN PER 1507.3, TABLE 1507.3.3(1) & TABLE 1507.3.3(2), PROVIDE CONTROLS PER 1507.3.2. COMPLY WITH WSEC R403.6.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	Bath & Powder	Min. 50 cfm (INTERMITTENT) @ 0.25" WG (TABLE M1507.4)
B	Kitchen	Min. 100 cfm (INTERMITTENT)@ 0.25" WG (TABLE M1507.4) (Range hood or down draft exhaust fan rated at min. 100 cfm at 0.10" wg may be used for exhaust fan requirement.)
C	Laundry Room	Min. 180 cfm (INTERMITTENT) @ 0.25" WG - to function and be labeled as whole house fan (4-5 BEDROOMS 3001< 4500 SF.) TO OPERATE AT LEAST 50% OF TIME IN EACH 4-HOUR SEGMENT
DRYER VENT PER (TABLE M1507.4) VENTED TO OUTSIDE		
*ALL FANS TO VENT TO OUTSIDE		

NOTE:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS SHALL BE RATED @ 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED @ 1.0 GPM OR LESS. CONTRACTOR TO KEEP PRODUCT LITERATURE ON SITE.

LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.

NOTE:
FRESH AIR PROVIDED BY WHOLE-HOUSE EXHAUST FAN WITH FRESH AIR PORT (NET 4 SF IN MIN. OPENING) AT EACH HABITABLE ROOM. A TIMER OPERATES AN EXHAUST FAN WHICH PULLS OUTSIDE AIR THROUGH AIR INLETS LOCATED IN EACH HABITABLE ROOM.

SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
9	DOORS
C	WINDOWS
	2X WALLS
	BRICK WALLS
⊠ ×	POST - VERIFY SIZE AND TYPE WITH STRUCTURAL PLAN

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL POSTS, BEAMS & HEADERS SEE STRUCTURAL DRAWINGS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" U.N.O.
7. SEE ELEVATIONS SHEETS A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLDOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS:
    - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
    - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
    - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
    - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24".
12. SEE SHEET A0.1 FOR ADDITIONAL NOTES.
13. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1.

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

3RD FLOOR
CONSTRUCTION PLAN

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

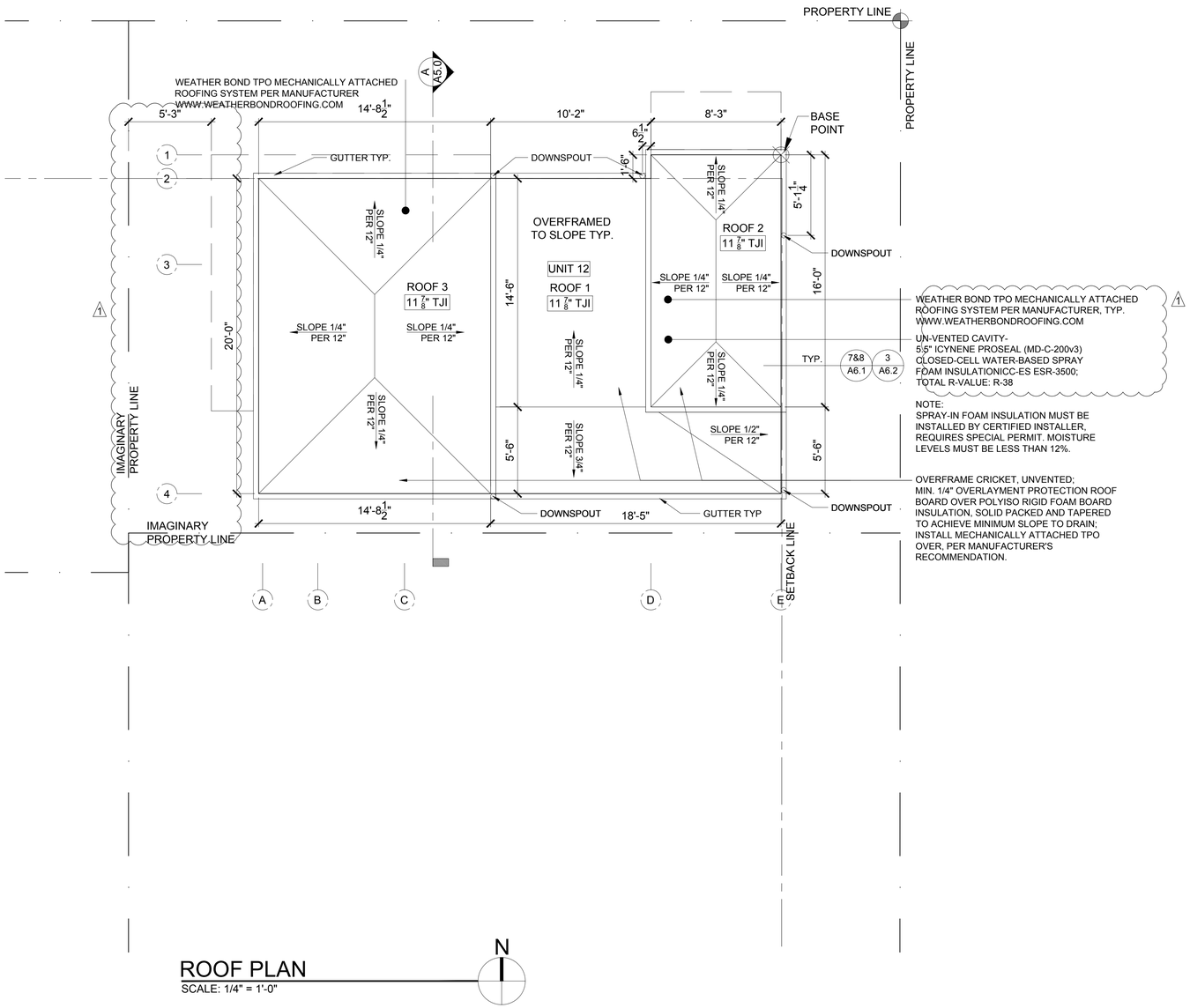
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by AHaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A2.1



ROOF PLAN
SCALE: 1/4" = 1'-0"

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

ROOF PLAN

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

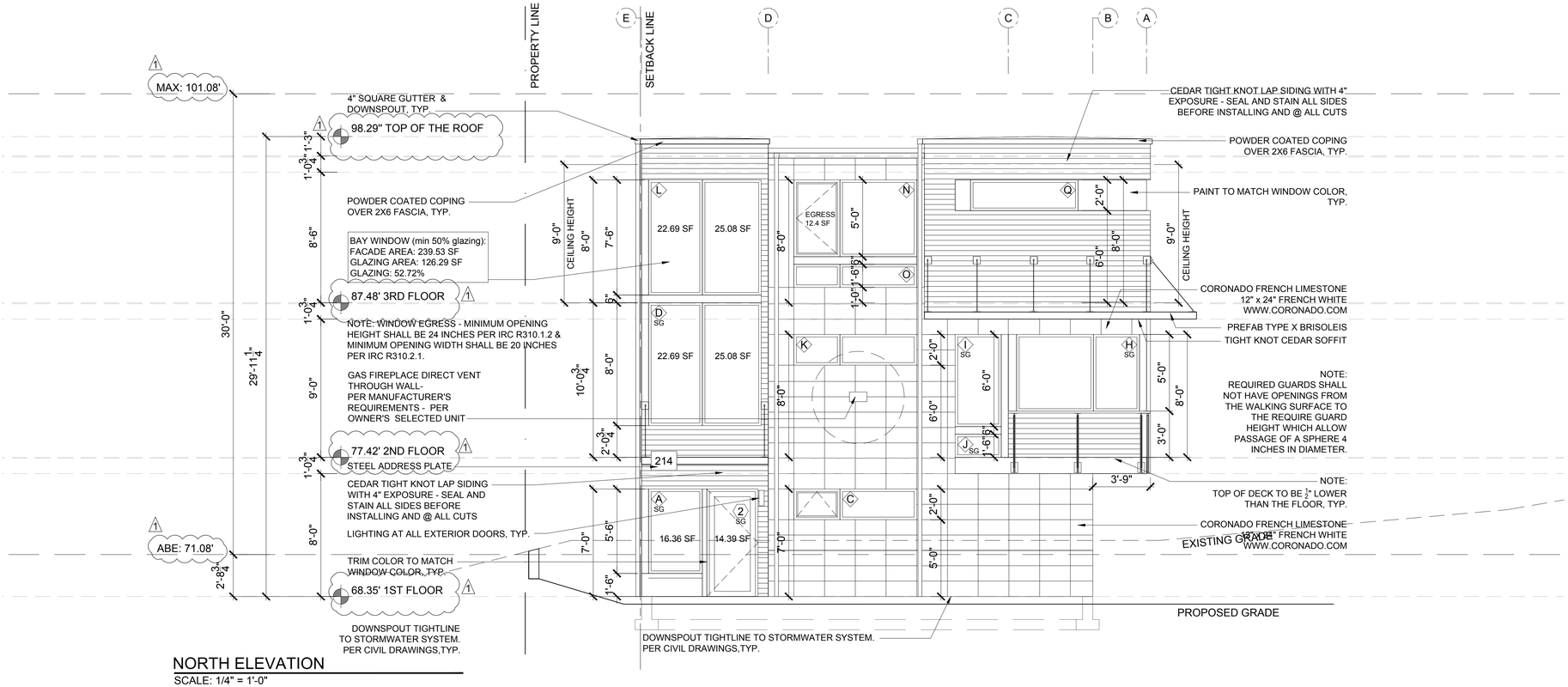
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by Allaupt
08/01/2017

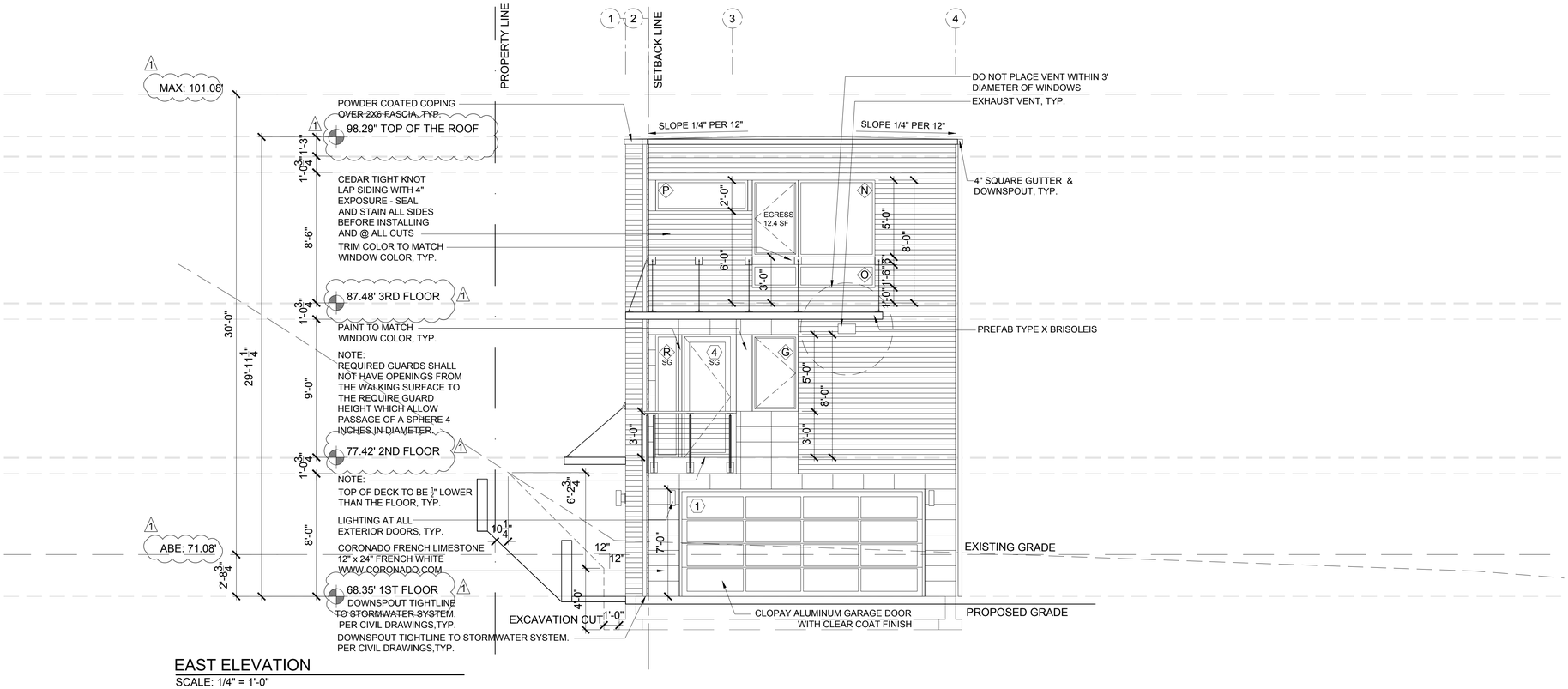
PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A3.0



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

LOCATION OF HOUSE ADDRESS OR NUMBER TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

ELEVATIONS NOTES

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER STRUCTURAL PLAN &SCHEDULE PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.4.
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1.
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. SEE SHEET A0.1 FOR ADDITIONAL NOTES.

NOTE:
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRE GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

PER IRC - 301.5 CONCENTRATED LOAD. HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.

R312.2.1 - WINDOW SILLS. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTION OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

ELEVATIONS

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

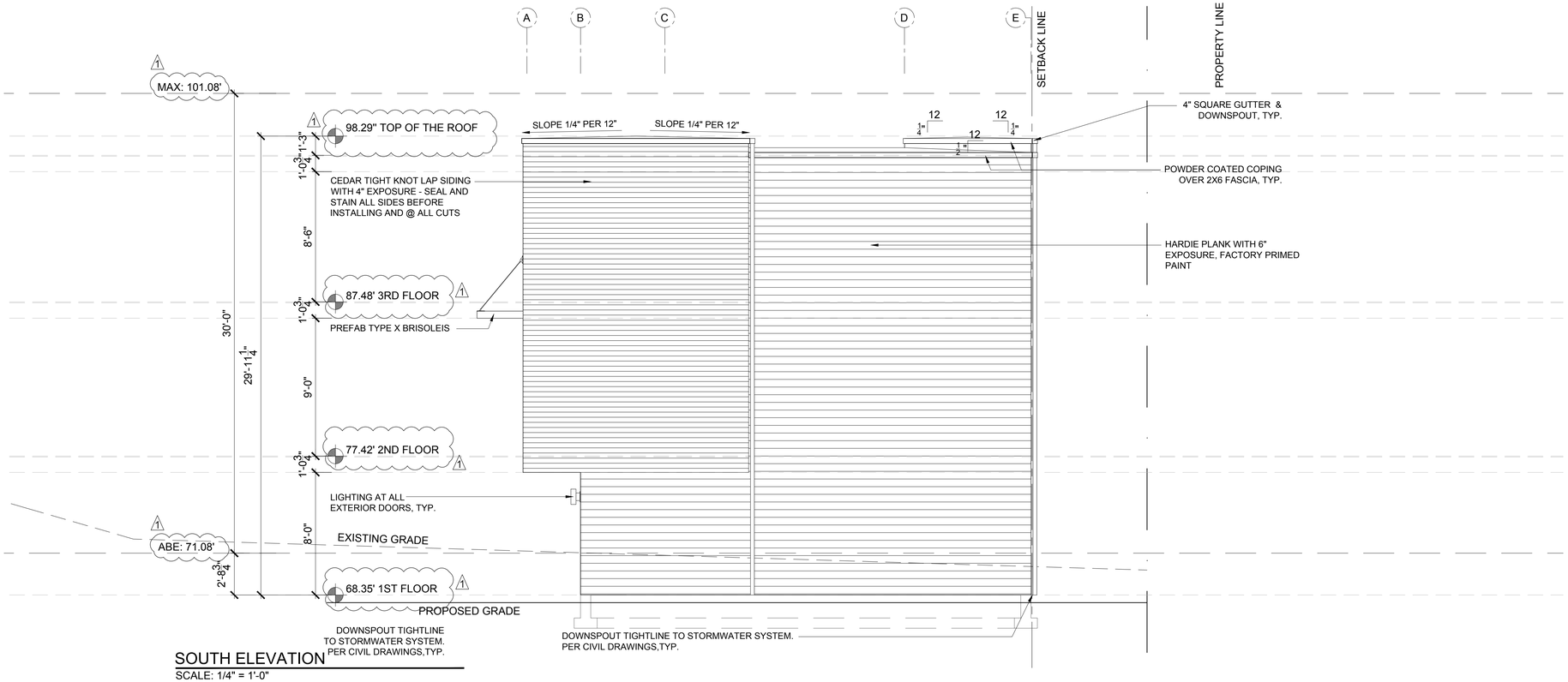
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by AHaupt
08/01/2017

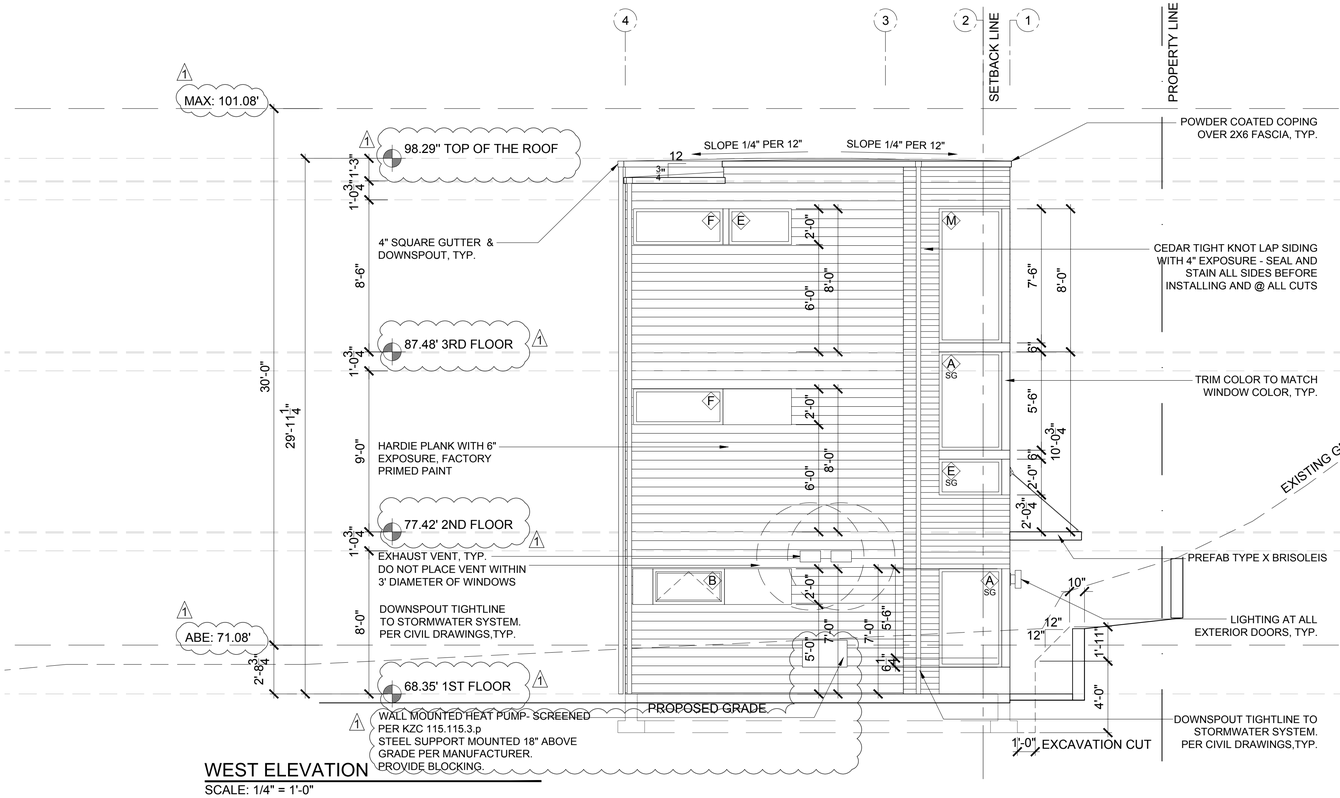
PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A4.0



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS NOTES

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER STRUCTURAL PLAN &SCHEDULE PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.4.
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1.
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. SEE SHEET A0.1 FOR ADDITIONAL NOTES.

NOTE:
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRE GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

PER IRC - 301.5 CONCENTRATED LOAD. HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.

R312.2.1 - WINDOW SILLS. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTION OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

ELEVATIONS

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A4.1

NORTH - WEST VIEW
SCALE: NTS

NORTH - EAST VIEW
SCALE: NTS

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

PERSPECTIVES

Drawn By:	SDT, MG, JAM
Checked By:	EB
Owner Approval:	

PHASE:

CONSTRUCTION DOCUMENTS

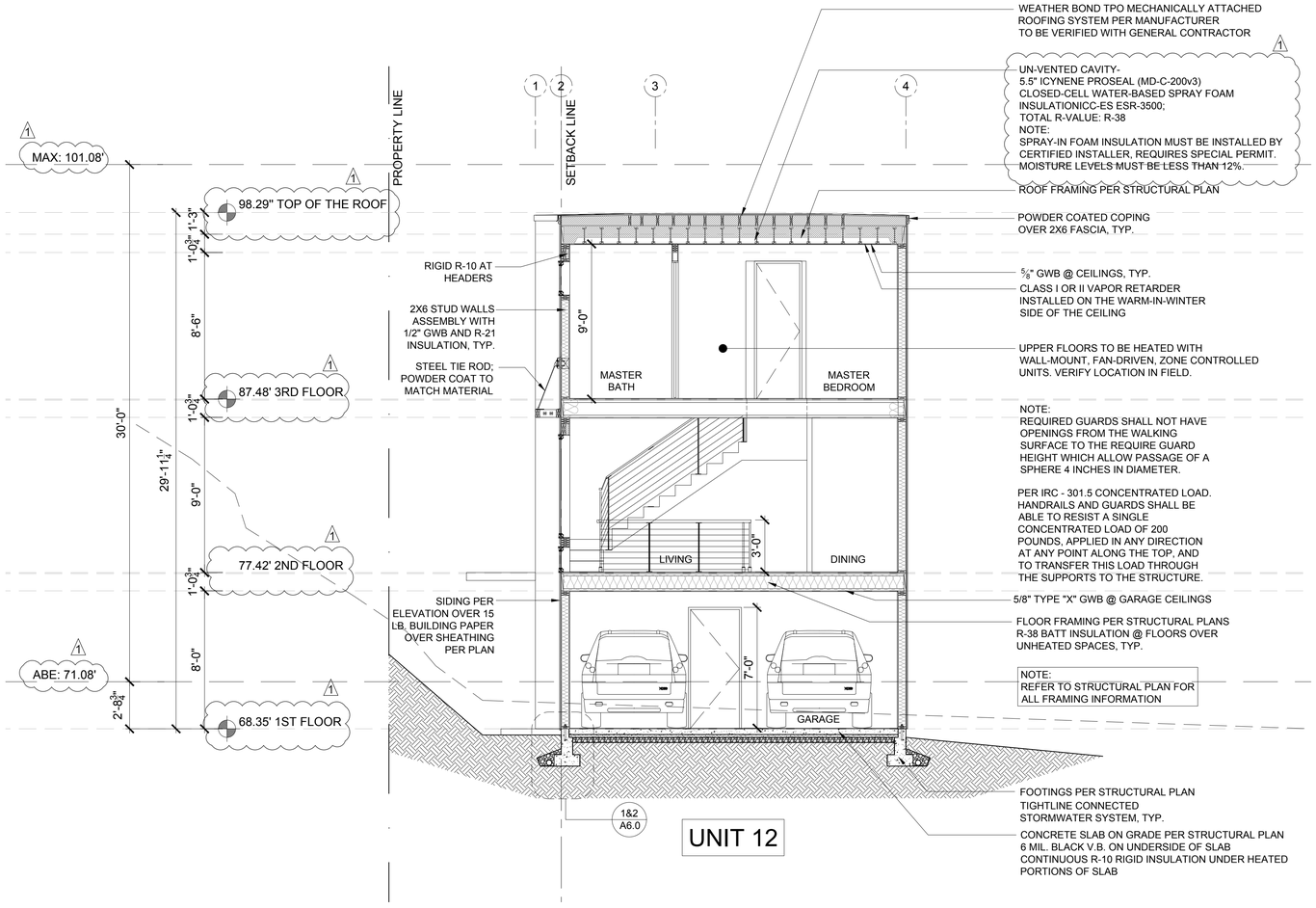
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

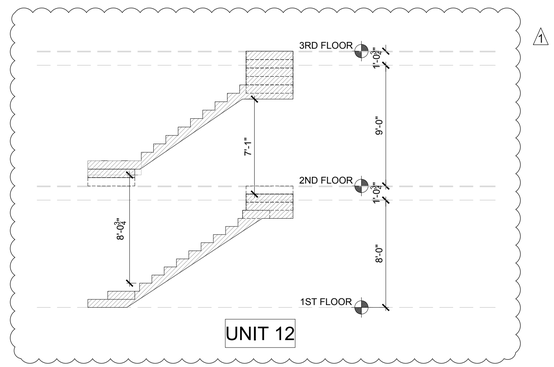
A4.2



A NORTH-SOUTH SECTION
SCALE: 1/4" = 1'-0"

THERMAL INSULATION:

Walls (below-grade, exterior):	R-10 rigid insulation
Walls (below-grade, interior):	R-21 batt or rigid insulation
Walls (above-grade):	R-21 batt or rigid insulation
Headers:	R-10 rigid insulation
Ceilings (advanced framing):	R-38 batt
Ceilings (standard framing):	R-49 batt
Ceilings (vaulted):	Icynene with min R-49
Floors:	R-30 batt or rigid insulation
Slab:	R-10 water-resistant rigid insulation
Solid doors:	U-value of .28 or better
Windows & doors with glazing:	U-value of .28 or better
Skylights:	U-value of .50 or better



MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

SECTIONS

Drawn By:	SDT, MG, JAM
Checked By:	EB
Owner Approval:	

PHASE:

CONSTRUCTION DOCUMENTS

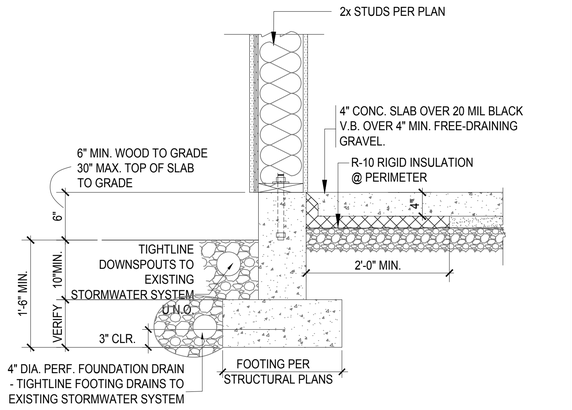
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by AHaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

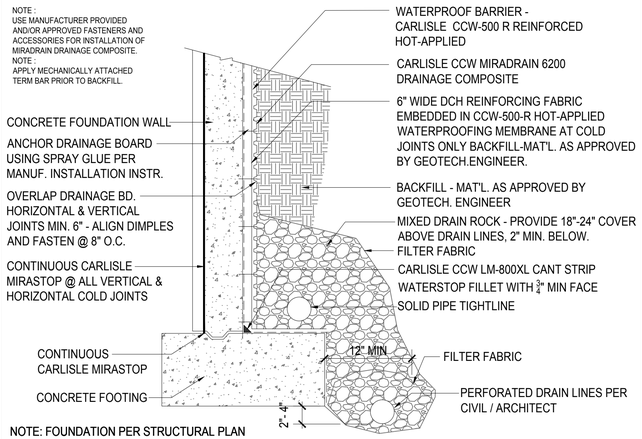
A5.0



NOTE: VERIFY FOUNDATION DETAILS PER STRUCTURAL PLAN

1 FOUNDATION @ SLAB ON GRADE DETAIL

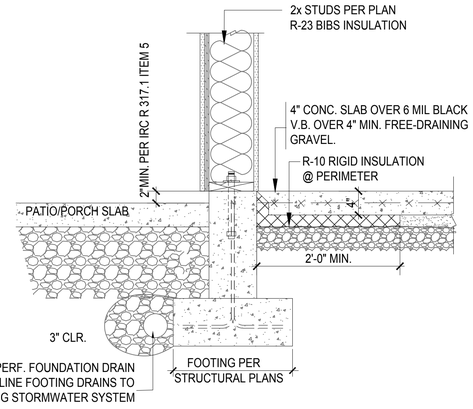
SCALE: 1" = 1'-0"



NOTE: FOUNDATION PER STRUCTURAL PLAN

2 FOUNDATION DRAINAGE DETAIL

SCALE: 1" = 1'-0"



NOTE: VERIFY FOUNDATION DETAILS PER STRUCTURAL PLAN

3 FOUNDATION AT PATIO / SLAB DETIAL

SCALE: 1" = 1'-0"

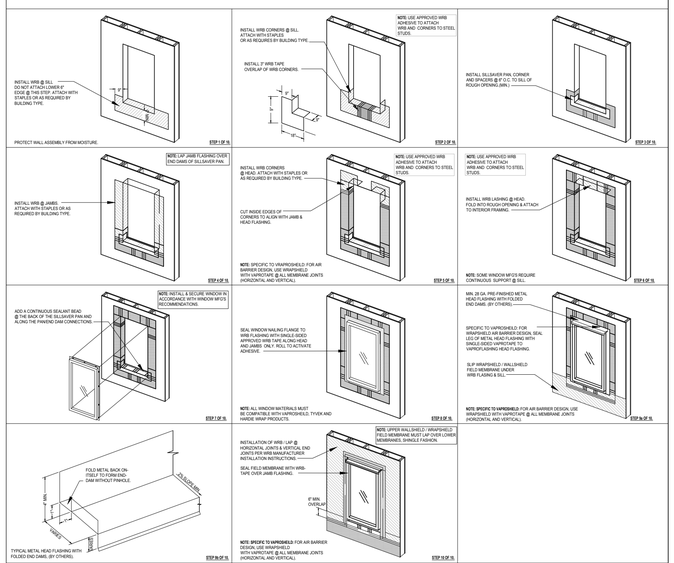
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

Wrap entire building with 15 lb asphalt-impregnated felt or EnviroDri weather-resistant barrier, field membrane apply in roll, spray or brush; Application Temperature Min.: 0° F; Max.: 130° F, Application Thickness 15 wet mils or more, Typical Cure Time1 <30 min., dry to touch; <8 hours, (wall temp) (110 – 130 sq. ft. / gal). Or other product approved by siding manufacture for specific siding material such as Hardie Panel siding.

4 WATER RESISTANT BARRIER DETAIL

SCALE: NTS

OVERVIEW OF WINDOW WRAP INSTALL SEQUENCE - COMPATIBLE WITH TYVEK, VAPROSHEILD AND HARDIE WRAP SYSTEMS



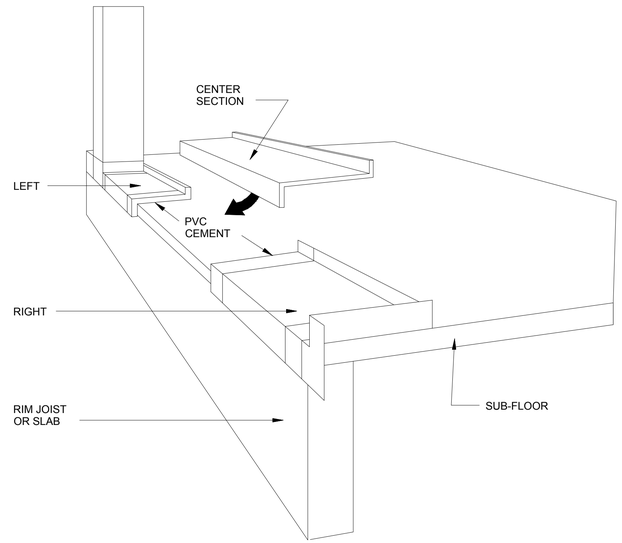
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

NOTE: @ ALL WINDOWS

5 WINDOW WRAP DETAIL

SCALE: NTS

(TYPICAL AT ALL WINDOWS)



6 SILL WEATHERPROOFING BACK DAM DETAIL

SCALE: 1" = 1'-0"

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

DETAILS

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

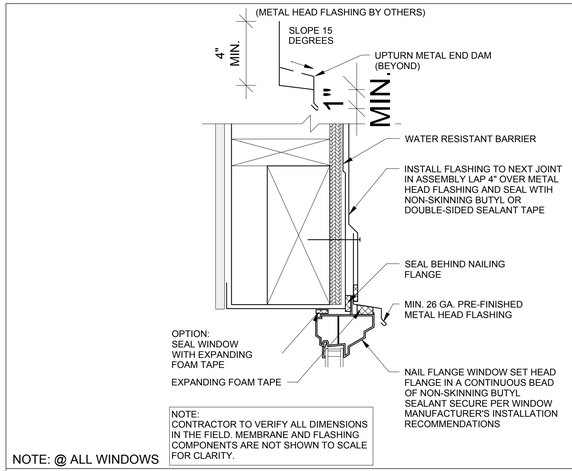
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A6.0



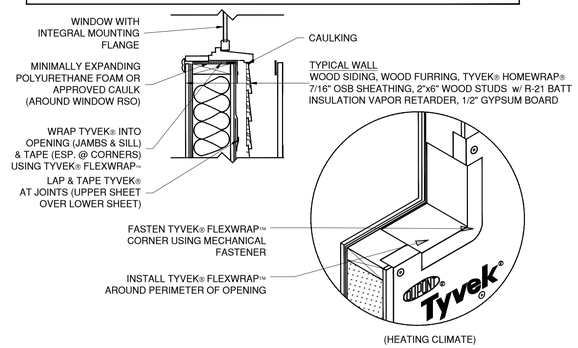
NOTE: @ ALL WINDOWS

1 WINDOW HEADER FLASHING DETAIL

SCALE: 3" = 1'-0" (TYPICAL AT ALL WINDOWS & DOORS)

GENERAL NOTES

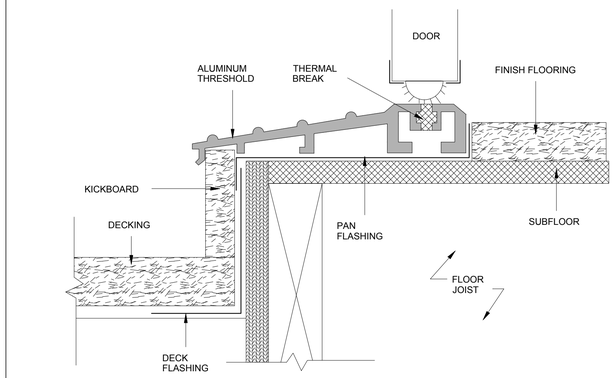
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE).
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



(HEATING CLIMATE)

2 WINDOW SILL FLASHING DETAIL

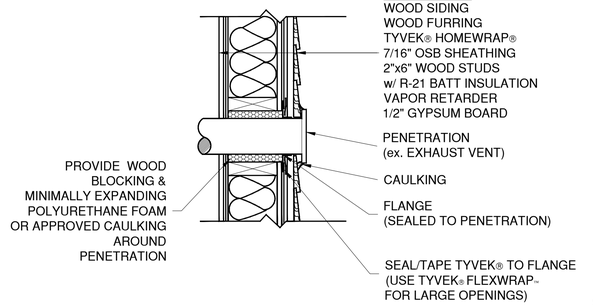
SCALE: NTS (TYPICAL AT ALL WINDOWS)



3 SILL WEATHERPROOFING DETAIL

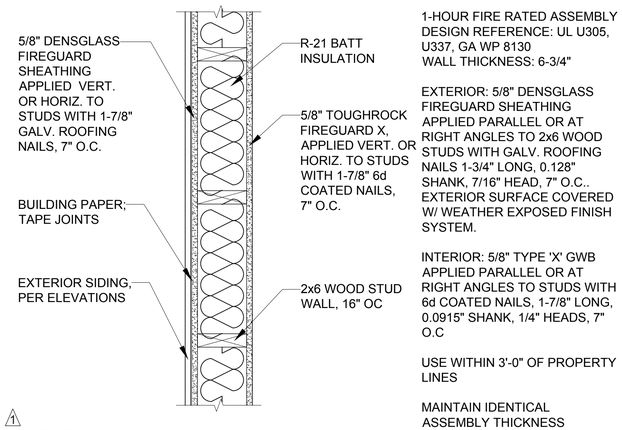
SCALE: 1" = 1'-0"

*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE).
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



4 WALL PENETRATION FLASHING DETAIL

SCALE: 1-1/2" = 1'-0"



1-HOUR FIRE RATED ASSEMBLY
DESIGN REFERENCE: UL U305, U337, GA WP 8130
WALL THICKNESS: 6-3/4"

EXTERIOR: 5/8" DENSGLASS FIREGUARD SHEATHING APPLIED PARALLEL OR AT RIGHT ANGLES TO 2x6 WOOD STUDS WITH GALV. ROOFING NAILS 1-3/4" LONG, 0.128" SHANK, 7/16" HEAD, 7" O.C.. EXTERIOR SURFACE COVERED W/ WEATHER EXPOSED FINISH SYSTEM.

INTERIOR: 5/8" TYPE 'X' GWB APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C

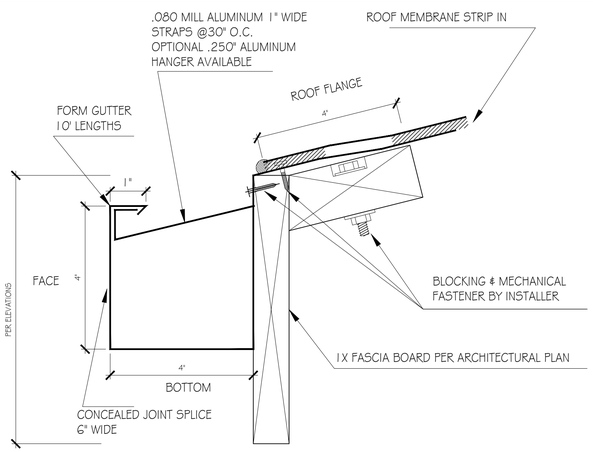
USE WITHIN 3'-0" OF PROPERTY LINES

MAINTAIN IDENTICAL ASSEMBLY THICKNESS THROUGH PLANE / FACADE

5 ONE HOUR WALL

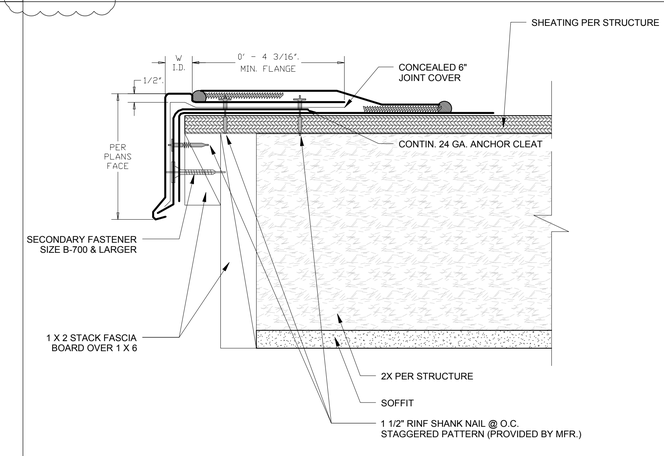
SCALE: 1-1/2" = 1'-0"

6



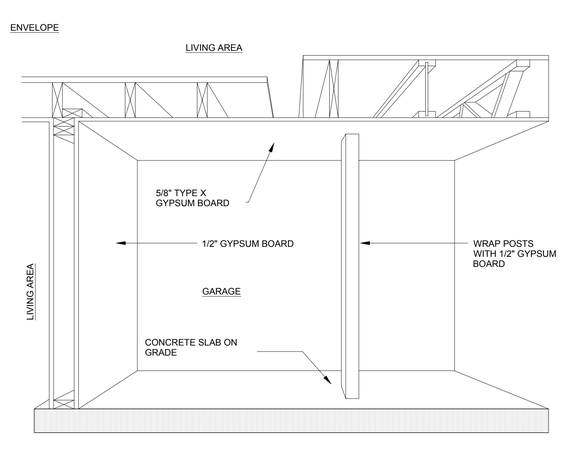
7 BOX GUTTER DETAIL

SCALE: 6" = 1'-0"



8 RAKE FLASHING DETAIL

SCALE: 6" = 1'-0"



9 GARAGE ENVELOPE DETAIL

SCALE: NTS

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

DETAILS

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

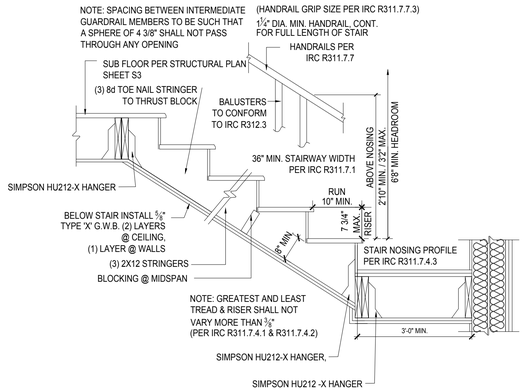
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by AHaupt
08/01/2017

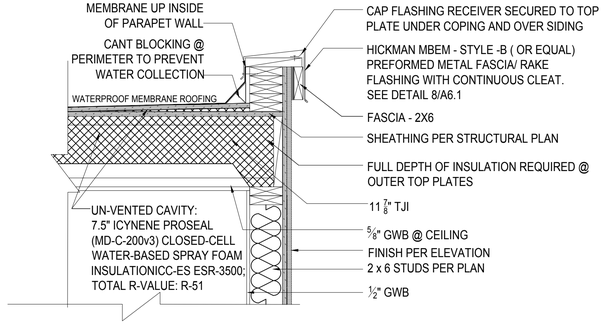
PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

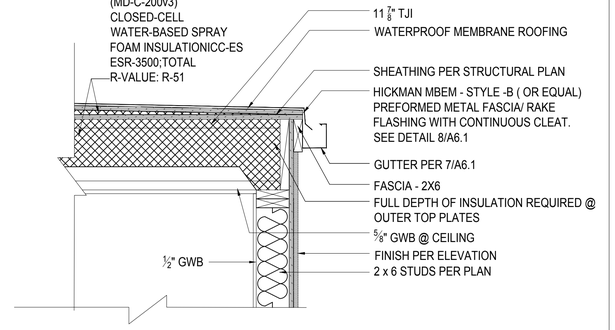
A6.1



1 INTERIOR WOOD FRAMED STAIR DETAIL
SCALE: 3/4" = 1'-0"

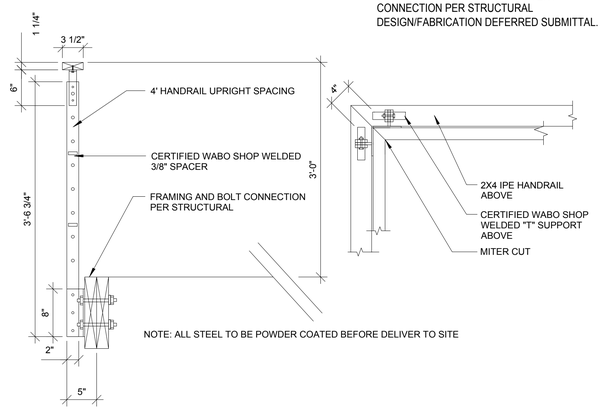


2 PARAPET ROOF DETAIL
SCALE: 1" = 1'-0"



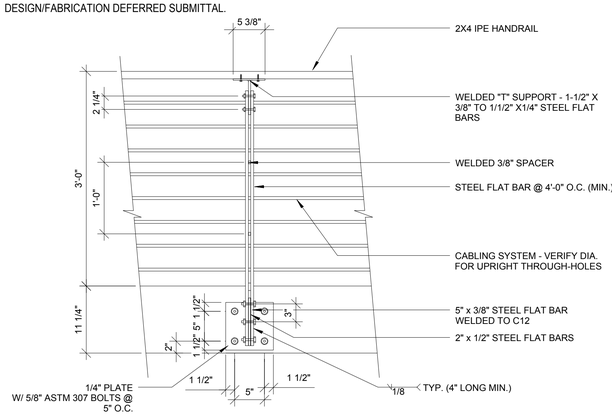
3 UNVENTED ROOF DETAIL
SCALE: 1" = 1'-0"

DETAIL FOR ARCHITECTURAL INTENT
CONNECTION PER STRUCTURAL
DESIGN/FABRICATION DEFERRED SUBMITTAL.

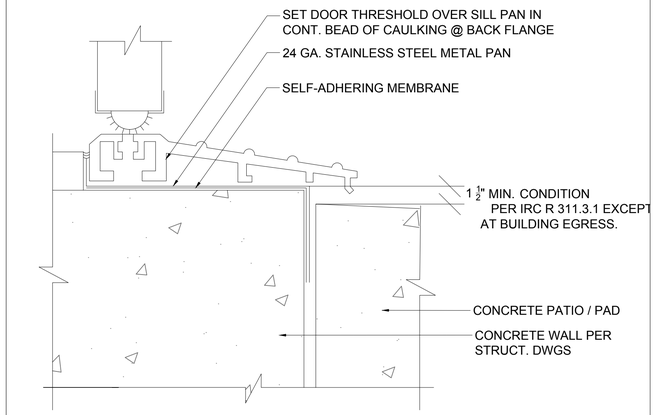


4 GUARDRAIL DETAIL
SCALE: 1" = 1'-0"

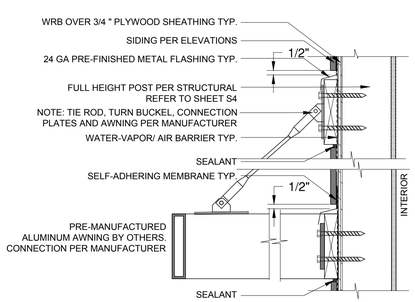
DETAIL FOR ARCHITECTURAL INTENT
CONNECTION PER STRUCTURAL
DESIGN/FABRICATION DEFERRED SUBMITTAL.



5 GUARDRAIL DETAIL
SCALE: 1" = 1'-0"

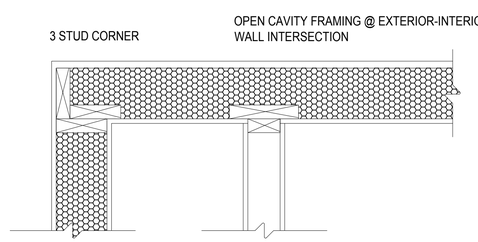


6 TYP. DOOR THRESHOLD @ CONCRETE PAD
SCALE: 6" = 1'-0"

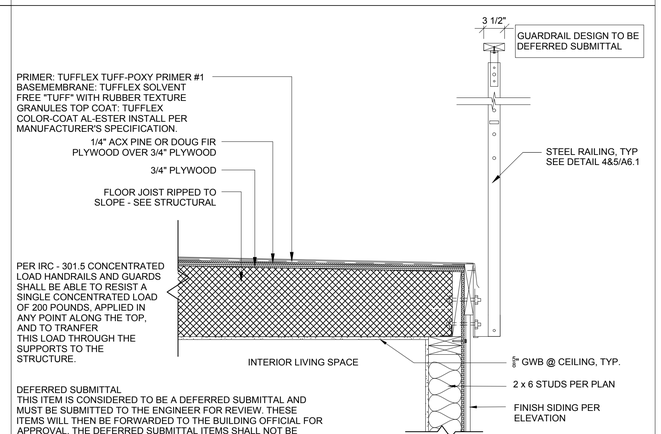


DETAIL FOR ARCHITECTURAL INTENT
CONNECTION PER STRUCTURAL
DESIGN/FABRICATION DEFERRED SUBMITTAL.

7 AWNING DETAIL
SCALE: 1-1/2" = 1'-0"



8 NON SHEAR WALL ADVANCED FRAMING TYP. DETAIL
SCALE: 1-1/2" = 1'-0"



9 DECK WATERPROOFING & GUARDRAIL DETAIL
SCALE: 1" = 1'-0"

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

DETAILS

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

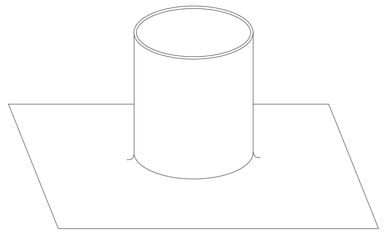
APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by Allaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A6.2

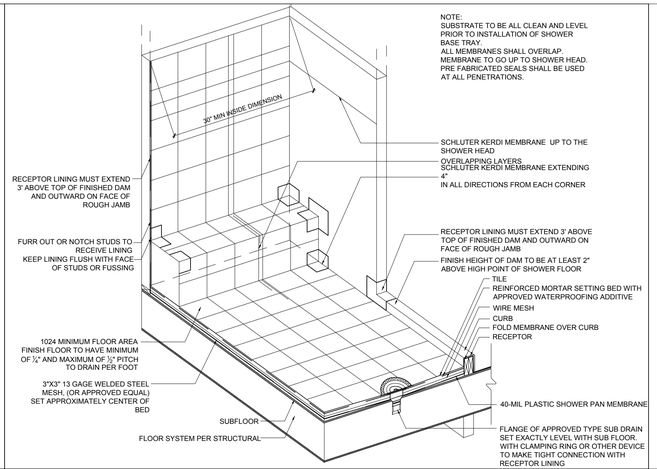


NOTE: FLASHING TO PROTECT WATERPROOF DECK OR ROOF FROM COLUMN PENETRATION

5/8 " DIA X 5 1/2" LEG SCREWS TO BE COUNTERSUNK UNDERNEATH

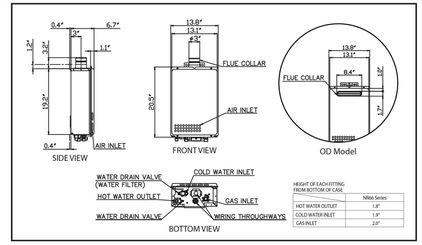
1 BOOT FLASHING DETAIL

SCALE: NTS



2 TILE LINED MUD SET SHOWER PAN AND BENCH DETAIL

SCALE: NTS



Flow Rates

Temperature Rise (°F)	30	40	45	50	60	70	80	90	100
Flow Rate (GPM)	6.6	5.8	5.3	4.6	3.8	3.3	2.9	2.6	2.3

Specifications

Model Name		NR66-5V	NR66-OD
Weight		36 (pounds)	
Water Holding Capacity		0.2 Gallon	
Connection Sizes	Water Inlet	3/4"	
	Hot Water Outlet	3/4"	
	Gas Inlet	3/4"	
Power	Supply	120VAC (60Hz), less than 2 amperes	
	Consumption	NG: 48W LP: 49W Freeze Prevention 141W	NG: 51W LP: 52W Freeze Prevention 141W
Freeze Prevention		Indoor: -30°F Outdoor: -4°F	Outdoor: -4°F
Temperature Settings		100-150°F (in 5°F intervals), 160°F (12 Options)	
Default Temperature Options		120, 130, 140°F (Default is 120°F)	

3 ON DEMAND WATER HEATER

NTS

4

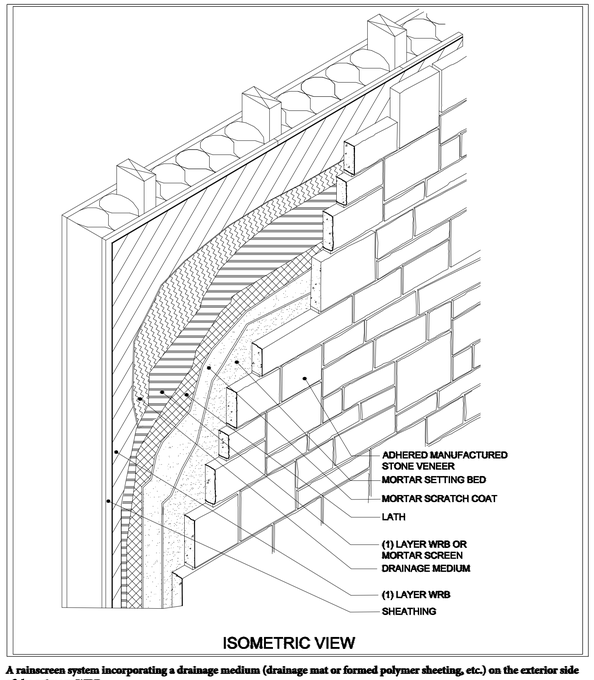
5

6

MVMA

Masonry Veneer Manufacturers Association
www.masonryveneer.org

Figure 36. Wall Assembly – Rainscreen System – Drainage System



ISOMETRIC VIEW

A rainscreen system incorporating a drainage medium (drainage mat or formed polymer sheeting, etc.) on the exterior side of the primary WRB.

7 CORONADO STONE RAIN SCREEN DETAIL

SCALE: NTS

MEDICI ARCHITECTS
Architecture
Programming
Accessible Design
Interior Design
11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

6926 REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE:	DATE:
BSF16-09964	12-14-16
REVISIONS:	DATE:
1. CITY COMMENT LETTER	02-02-17
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

KIRKLAND 12 - UNIT 12
WACHTLER MARSHALL INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033

JOB ADDRESS:

214 & 230 4TH AVE
KIRKLAND, WA 98033
PARCEL # 390010-0825
#390010-0805

DRAWING NAME:

DETAILS

Drawn By: SDT, MG, JAM
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS

APPROVED FOR CONSTRUCTION:

City of Kirkland
Reviewed by AHaupt
08/01/2017

PROJECT No.: 2016 130
DATE: 04-28-17

PLOT SCALE: 1:1

A6.3

GENERAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2015 EDITION.

2. DESIGN LOADING CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
SNOW	25 PSF
DECK LIVE LOAD	60 PSF
WIND	METHOD - DIRECTIONAL PROCEDURE Kzt=1.0, GCpi=0.18, 110 MPH (RISK CATEGORY II), EXPOSURE "C"
EARTHQUAKE	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS SDC D, Ie=1.0, Ss=1.271, S1=0.442, Sds=0.847, Sd1=0.459, Cs=0.130, R=6.5, SEISMIC DESIGN BASE SHEAR Vsx=6.74 KIPS (UNIT 12)

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-02 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

GEOTECHNICAL

10. SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE	2500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	50 PCF/35 PCF
SEISMIC SURCHARGE	7H
PASSIVE PRESSURE	250 PCF
COEFFICIENT OF FRICTION	0.30

SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT PREPARED BY THE RILEY GROUP, INC, REPORT NUMBER 2015-080, DATED JUNE 9, 2015.

CONCRETE

11. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF f'c = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.3.1.

12. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.

13. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INT FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

15. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

16. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES.

17. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2'S" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

18. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

19. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 600 PSI
STUDS, PLATES AND MISC FRAMING		HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2

20. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL 24F-V8 GLULAM BEAMS WILL BE SPECIFIED ON PLAN AND SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

21. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.2E)	Fb = 2900 PSI	E = 2200 KSI	Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
PSL COLUMN (1.8E)	Fc = 2400 PSI	E = 1800 KSI	Fv = 190 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

22. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

23. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16 FOR ROOFS WITH A PITCH GREATER THAN 2:12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

24. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2)LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

25. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2015. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2)MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

27. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	TYPE	LENGTH	DIAMETER
8d	COMMON	2-1/2"	0.131"
10d	GUN	3"	0.131"
12d	GUN	3-1/4"	0.131"
16d	GUN	3-1/2"	0.131"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2015 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

C. SDS SERIES WOOD SCREWS CALLED OUT ON PLAN SHALL BE "SIMPSON STRONG-DRIVE" WOOD SCREWS BY SIMPSON COMPANY, AND INSTALLED IN STRICT ACCORDANCE TO ICC-ES REPORT ESR-2236. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

28. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.1 OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE NAILS.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

29. NOTCHES AND HOLES IN WOOD FRAMING:

A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

30. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

STEEL

31. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI. HP SHAPES SHALL CONFORM TO ASTM A572 GRADE 50, Fy = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53 GRADE B, Fy = 35 KSI. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI (SQUARE AND RECTANGULAR), Fy = 42 KSI (ROUND). CONNECTION BOLTS SHALL CONFORM TO ASTM A325, UNO.

32. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

33. ALL A325 CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY SPUD WRENCH.

34. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES(F) AND 40 FT-LBS AT 70 DEGREES(F), AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

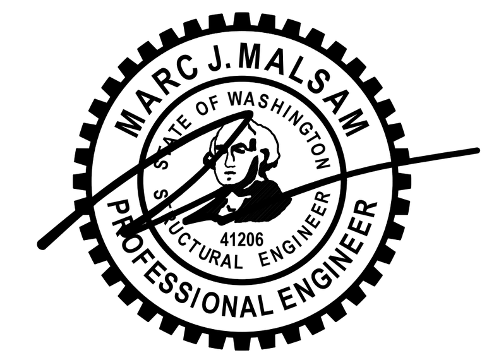
ABBREVIATIONS

±	PLUS OR MINUS	GL	GLUE LAMINATED TIMBER	OSB	ORIENTED STRAND BOARD
Ø	DIAMETER				
AB	ANCHOR BOLT	GR	GRADE	PLF	POUNDS PER LINEAR FOOT
ADDL	ADDITIONAL	GT	GIRDER TRUSS		
ALT	ALTERNATE	GWB	GYPSUM WALLBOARD	PLY	PLYWOOD
APPROX	APPROXIMATE	HD	HOLDOWN	PREFAB	PREFABRICATED
ARCH	ARCHITECT, ARCHITECTURAL	HDR	HEADER	PSF	POUNDS PER SQUARE FOOT
		HF	HEM FIR		
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER SQUARE INCH
BM	BEAM	HM	HIP MASTER		
BOE	BOTTOM OF EXCAVATION	HORIZ	HORIZONTAL	PSL	PARALLEL STRAND LUMBER
		HT	HEIGHT		
BOT	BOTTOM	IBC	INTERNATIONAL BUILDING CODE	PT	PRESSURE TREATED LUMBER
℄	CENTERLINE				
CLR	CLEARANCE	INT	INTERIOR	REINF	REINFORCING
CONT	CONTINUOUS	IRC	INTERNATIONAL RESIDENTIAL CODE	REQD	REQUIRED
DBL	DOUBLE			SOG	SLAB ON GRADE
DF	DOUGLAS FIR	JST	JOIST	SQ	SQUARE
DP	DEEP, DEPTH	K	KIPS (1000 LBS)	STD	STANDARD
DN	DOWN	KP	KING POST	SW	SHEARW
DS	DRAG STRUT	L	LENGTH	T&G	TONGUE AND GROOVE
DWGS	DRAWINGS	LBS	POUNDS	THRD	THREADED
(E)	EXISTING	LONG	LONGITUDINAL	TPL	TRIPLE
EA	EACH	LSL	LAMINATED STRUCTURAL LUMBER	TRANSV	TRANSVERSE
EMBED	EMBEDMENT			TYP	TYPICAL
EQ	EQUAL	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
EQUIV	EQUIVALENT				
EW	EACH WAY	MAX	MAXIMUM	VERT	VERTICAL
EXP	EXPANSION	MB	MACHINE BOLT	W	WIDE OR WIDTH
EXT	EXTERIOR	MFR	MANUFACTURER	w/	WITH
FDN	FOUNDATION	MIN	MINIMUM	w/o	WITHOUT
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED STUD
FT	FEET	NO	NUMBER		
FTG	FOOTING	NTS	NOT TO SCALE	WTS	WELDED THREADED STUD
GA	GAUGE	oc	ON CENTER		
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T



PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

City of Kirkland
Reviewed by AHaupt
08/01/2017

GENERAL STRUCTURAL NOTES

S1.0

SCALE - NTS

Plotted by: BobP
Plotted Date: May 01, 2017 - 2:24pm

PLAN NOTES

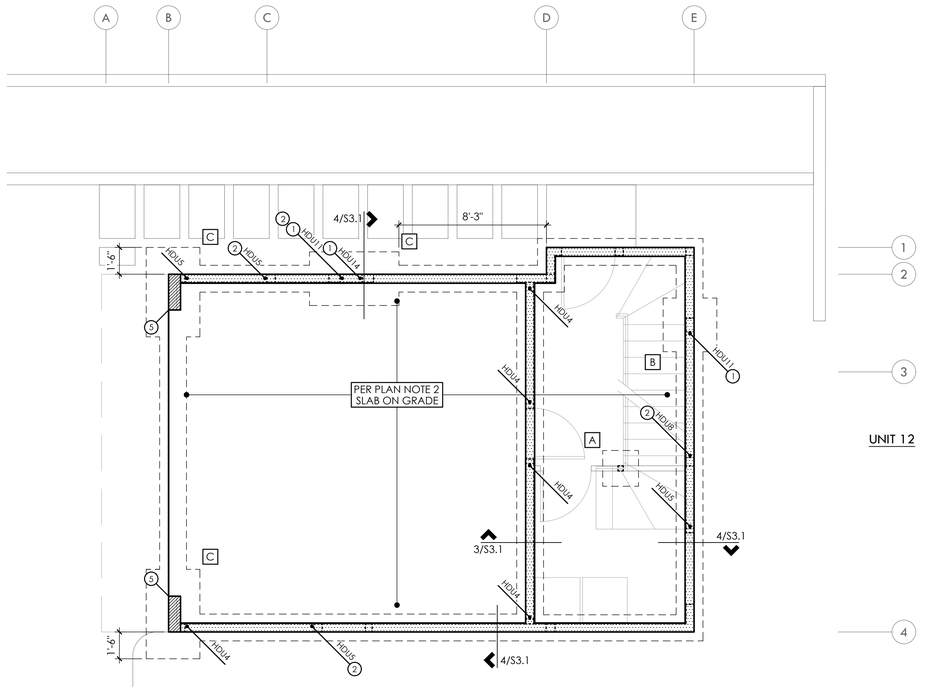
1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
3. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
4. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
5. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

1. EMBED HOLDOWN ANCHOR BOLT INTO FOOTING PER 11/S3.0 AND 4/S3.1
2. ALIGN w/ STRAP(S) ABOVE
3. WALL TO SPAN HORIZONTALLY w/ #4 AT 12"oc HORIZ INSIDE FACE AND #4 AT 18"oc VERT - PROVIDE ADDITIONAL CORNER REINFORCEMENT PER 5/S3.0
4. FULL HEIGHT CONCRETE PIER PER 11/S3.1
5. FULL HEIGHT CONCRETE GARAGE PIER PER 12/S3.1
6. PROVIDE (2)#5 VERT REINF AT HOLDOWN LOCATION. EMBED HOLDOWN ALL-THREAD 2'-6" INTO CONCRETE FOUNDATION WALL
7. STEP FOOTING AS REQD
8. 6" CONCRETE WALL w/ FOOTING SIZE AND REINFORCING PER 4/S3.1 STEP FOOTING AS REQD PER 8/S3.0

LEGEND

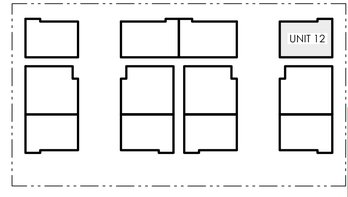
- FULL HEIGHT CONCRETE PIER
- CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- PLUMBING PENETRATION ABOVE
- XX.XX' TOP OF SLAB ELEVATION - VERIFY w/ ARCH



UNIT 12

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
A	2'-0" SQ x 8" DP	(3)#4 EW BOT
B	3'-0" SQ x 16" DP	(4)#4 EW TOP AND BOT
C	3'-0" W x 5'-0"L x 16" DP	#4 AT 12"oc TOP AND BOT TRANSV TOP AND BOT LONG
D	3'-0" W x 7'-0"L x 16" DP	#4 AT 12"oc TOP AND BOT TRANSV TOP AND BOT LONG



KEY PLAN

FOUNDATION PLAN

1ST FLOOR WALLS SHOWN DASHED

N

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

FOUNDATION PLAN
UNIT 12

S2.1
SCALE - 1/4" = 1'-0"

Plotted By: BobP
Plotted Date: May 01, 2017 - 2:24pm

PLAN NOTES

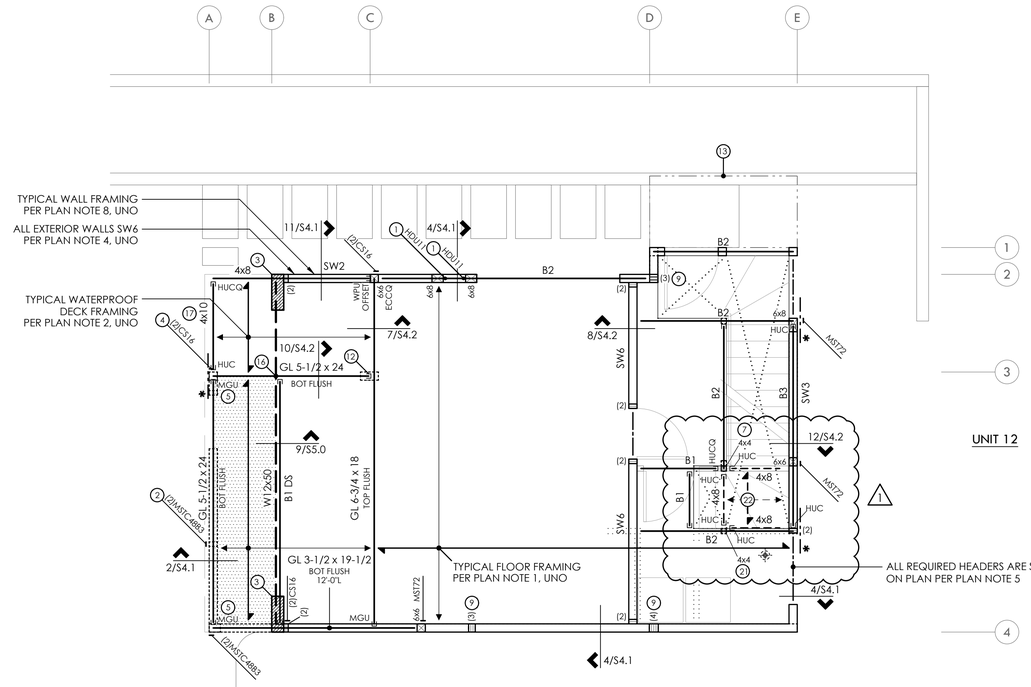
1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 230's AT 16"oc, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. TYPICAL WATER PROOF DECK FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x10's AT 16"oc, UNO. JOISTS CAN BE TAPERED TO A MIN DEPTH OF 7-1/4".
3. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR-WALLS AND AT 12"oc IN FIELD, UNO.
4. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
6. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
7. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
8. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
9. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

1. HOLDOWN PER 10/S4.0
2. ALIGN w/ STRAP(S) ABOVE
3. FULL HEIGHT CONCRETE GARAGE PIER PER 12/S3.1
4. INSTALL STRAP PRIOR TO INSTALLING HANGER
5. ONE FLANGE CONCEALED
6. WRAP STRAPS OVER BEAM TO 6x6 BELOW - LAP POST 1'-6" EACH END OF STRAP
7. PROVIDE A34 TOP OF POST TO B2
8. CONNECT STEEL BEAM TO COLUMN PER 12/S5.0
9. ALIGN POST w/ POST ABOVE
10. FULL HEIGHT CONCRETE PIER PER 11/S3.1
11. CAP PLATE TO BEAM PER 11/S5.0
12. INSTALL HGU HANGER UPSIDE DOWN
13. PRE-MANUFACTURED CANOPY BY OTHERS
14. INSTALL STRAP ON TOP OF FLOOR SHEATHING
15. STEEL BEAM TO BEAR ON STEEL HEADER PER 2/S5.0
16. CONNECT BEAM TO HEADER PER 3/S5.0
17. TAPER BEAM TO MATCH JOIST DEPTH (7-1/4" MINIMUM)
18. PROVIDE (2)#5 VERT REINF AT HOLDOWN LOCATION. EMBED HOLDOWN ALL-THREAD 2'-6" INTO CONCRETE FOUNDATION WALL
19. INSTALL HOLDOWN BELOW WINDOW TO TOP OF BEAM
20. PROVIDE SNUG-FIT SOLID WOOD FILLER 3'-0" LENGTH CENTERED AT THE HANGER LOCATION - BOLT FILLER TO BEAM w/ 5/8"Ø MB OR WTS
21. POST TO HANG FROM BEAM w/ CCQ
22. 2x8's AT 16"oc AT LANDING - HANG JOISTS TO 4x8 w/ LUS HANGER

LEGEND

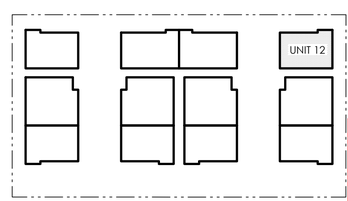
- FULL HEIGHT CONCRETE PIER
- CONCRETE WALL BELOW
- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- EXTERIOR FURR WALLS w/ PRESSURE TREATED FRAMING OR VENTING PER ARCH
- STEP PER ARCH
- SPAN AND EXTENTS
- SPAN AND EXTENTS OF FRAMING BELOW
- HEADER/BEAM BELOW FRAMING - TYP
- WIDE FLANGE STEEL BEAM PER PLAN
- (X) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- HORIZ CS16 x 3'-0" - BEAM TO BEAM
- (2)HORIZ CS16 x 3'-0" - BEAM TO BEAM
- DS DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER
- BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLKG w/ 8d AT 4"oc AT ALL PANEL EDGES AND 8d AT 12"oc IN THE FIELD



FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	LSL 3-1/2 x 11-7/8	2	HHUS410①
B3	PSL 5-1/4 x 11-7/8	3	HGUS5.50/10
B4	PSL 7 x 11-7/8	4	HGUS7.25/10

① PROVIDE HUC410 WHERE REQUIRED - UNO



KEY PLAN

2ND FLOOR FRAMING PLAN

2ND FLOOR WALLS SHOWN DASHED
1ST FLOOR WALLS SHOWN SOLID

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

MARC J. MALSAM
STATE OF WASHINGTON
41266
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

2ND FLOOR FRAMING PLAN
UNIT 12

S2.2
SCALE - 1/4" = 1'-0"

Plotted by: AHaupt
Plotted Date: May 01, 2017 - 2:24pm

PLAN NOTES

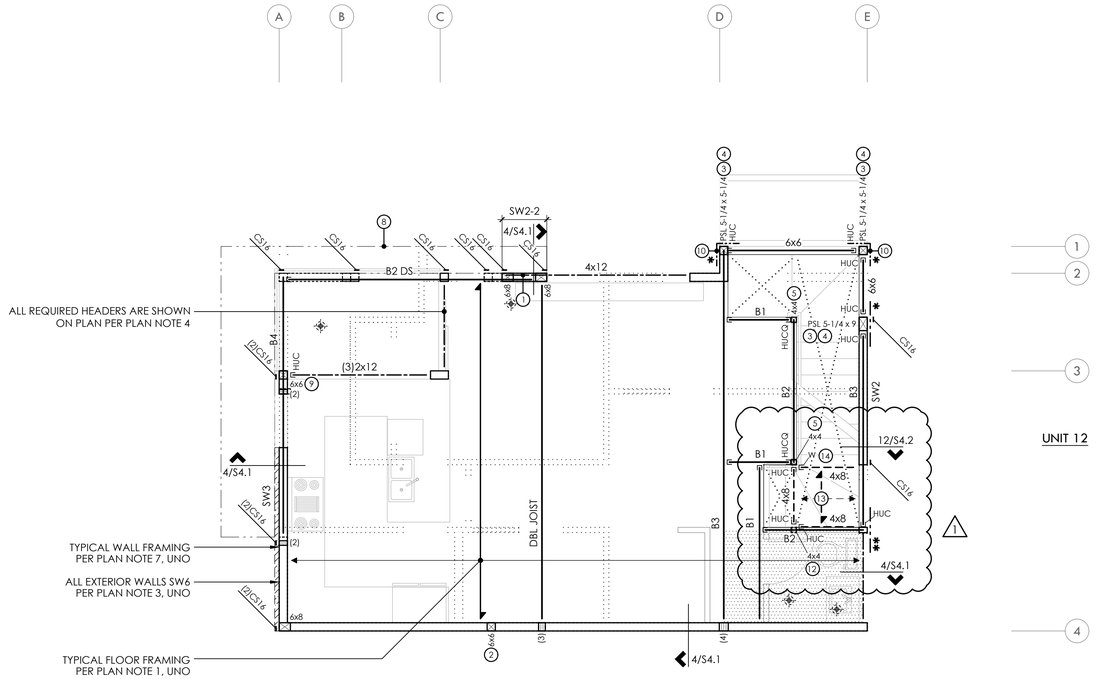
1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 230's AT 16"oc, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR-WALLS AND AT 12"oc IN FIELD, UNO.
3. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
4. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
5. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
6. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
7. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
8. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

1. EXTEND HEADER FULL LENGTH OF WALL
2. ALIGN POST w/ POST BELOW
3. POST CONTINUOUS FROM ROOF TO SECOND FLOOR
4. PROVIDE (2)HGA10 TOP AND BOTTOM OF POST
5. PROVIDE A34 TOP OF POST TO B2
6. ALIGN POST w/ POST ABOVE
7. ONE FLANGE CONCEALED
8. PRE-MANUFACTURED CANOPY BY OTHERS
9. PROVIDE (2)A34 TOP AND BOTTOM OF POST
10. WRAP STRAP AROUND POST - BEAM TO BEAM
11. FIREPLACE NOT TO PENETRATE SHEARWALL EXCEPT FOR VENT
12. POST TO HANG FROM BEAM w/ CCQ
13. 2x8's AT 16"oc AT LANDING - HANG JOISTS TO LEDGER w/ LUS HANGER
14. OFFSET TOP FLANGE HANGER

LEGEND

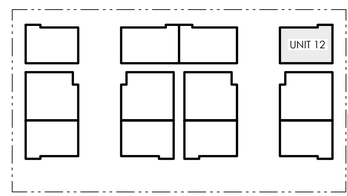
- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- EXTERIOR FURR WALLS w/ PRESSURE TREATED FRAMING OR VENTING PER ARCH
- STEP PER ARCH
- SPAN AND EXTENTS
- SPAN AND EXTENTS OF FRAMING BELOW
- HEADER/BEAM BELOW FRAMING - TYP
- (x) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- HORIZ CS16 x 3'-0" - BEAM TO BEAM, BEAM TO RIM
- (2)HORIZ CS16 x 3'-0" - BEAM TO BEAM, BEAM TO RIM
- DS — DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER
- BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLKG w/ 8d AT 4"oc AT ALL PANEL EDGES AND 8d AT 12"oc IN THE FIELD



FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	LSL 3-1/2 x 11-7/8	2	HHUS410①
B3	PSL 5-1/4 x 11-7/8	3	HGUS5.50/10
B4	PSL 7 x 11-7/8	4	HGUS7.25/10

① PROVIDE HUC410 WHERE REQUIRED - UNO



KEY PLAN

3RD FLOOR FRAMING PLAN

3RD FLOOR WALLS SHOWN DASHED
2ND FLOOR WALLS SHOWN SOLID

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

MARC J. MALSAM
STATE OF WASHINGTON
41206
REGISTERED STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

3RD FLOOR FRAMING PLAN
UNIT 12

S2.3
SCALE - 1/4" = 1'-0"

Plotted By: BobP
Plotted Date: May 01, 2017 - 2:24pm

PLAN NOTES

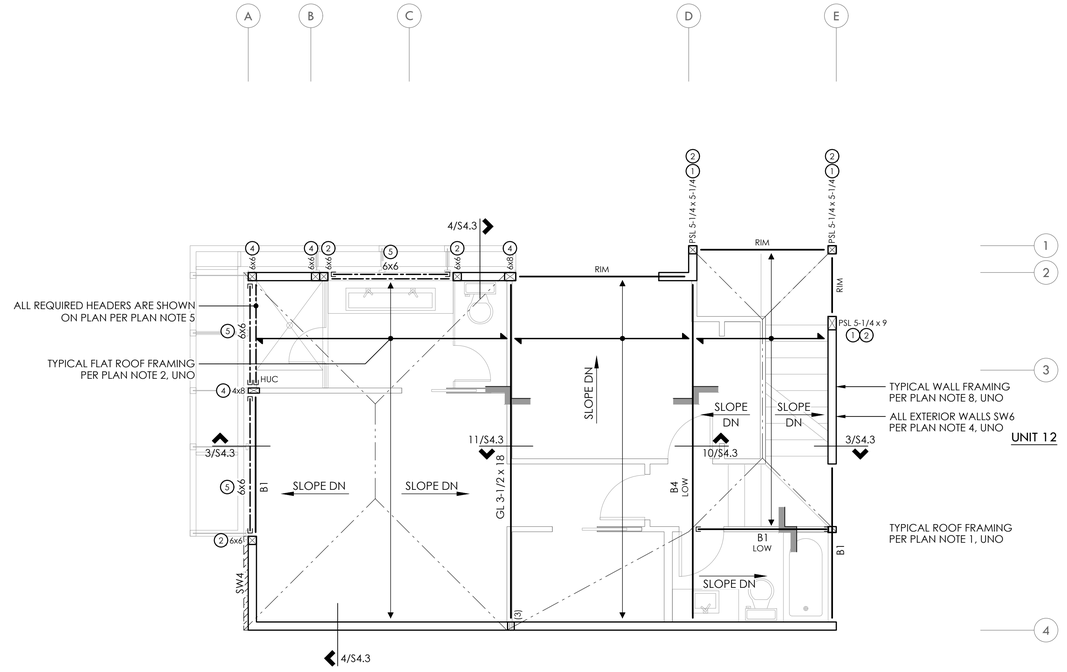
1. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER 11-7/8" TJI 210's AT 24"oc SLOPED PER ARCH, UNO. PROVIDE H8 CLIPS EACH END OF ALL RAFTERS, H8 EACH SIDE OF MULTIPLE RAFTERS, UNO.
2. TYPICAL ROOF FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x RIPPERS w/ MIN SLOPE OF 1/4" PER 1'-0" OVER 11-7/8" TJI 210's AT 24"oc, UNO. PROVIDE TJI BLKG BETWEEN RAFTERS AT 8'-0"oc, DRILL TO VENT AS REQUIRED. PROVIDE H8 EACH END OF ALL RAFTERS, H8 EACH SIDE OF ALL MULTIPLE RAFTERS, UNO. REFER TO DETAIL 2/S4.3 FOR ADDITIONAL REQUIREMENTS.
3. NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.
4. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
6. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
7. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
8. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
9. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
10. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
11. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

1. POST CONTINUOUS FROM ROOF TO SECOND FLOOR
2. PROVIDE (2)HGA10 TOP AND BOTTOM OF POST
3. CONNECT PARAPET TO STRUCTURE BELOW PER DETAIL 4/S4.2
4. LOCATE POST FOR TIE ROD AND PROVIDE (2)HGA10 TOP AND BOTTOM OF POST
5. HORIZ MULLION BETWEEN WINDOWS w/ HUCQ EACH END TO 6x6 POST
6. 2x10 AT 24"oc
7. ALIGN w/ STRAP(S) BELOW
8. ROOF FRAMING CONSISTS OF 2x10 AT 24"oc

LEGEND

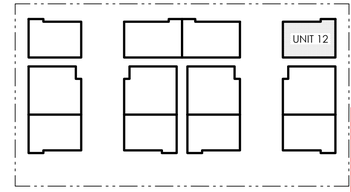
- STRUCTURAL WALL BELOW
- PARAPET WALL ABOVE
- EXTERIOR FURR WALLS w/ PRESSURE TREATED FRAMING OR VENTING PER ARCH
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- SLOPE DN — DIRECTION OF SLOPE
- (X) — NUMBER OF BUILT UP STUDS
- * — HORIZ CS16 x 3'-0" - BEAM TO BEAM
- DS — DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER



FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	LSL 3-1/2 x 11-7/8	2	HHUS410①
B3	PSL 5-1/4 x 11-7/8	3	HGUS5.50/10
B4	PSL 7 x 11-7/8	4	HGUS7.25/10

① PROVIDE HUC410 WHERE REQUIRED - UNO



KEY PLAN

ROOF FRAMING PLAN

3RD FLOOR WALLS SHOWN SOLID

N

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

MARC J. MALSAM — STATE OF WASHINGTON — 41206 — REGISTERED STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

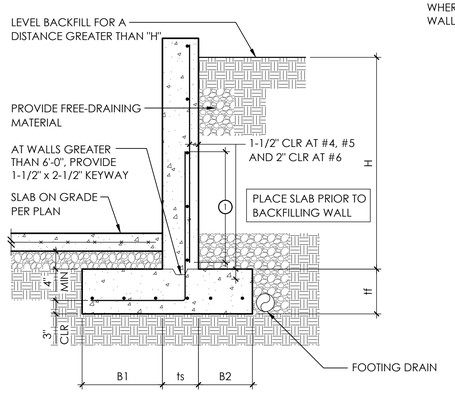
PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

ROOF FRAMING
UNIT 12

S2.4
SCALE - 1/4" = 1'-0"

Plotted by: Adolf
Plotted Date: May 01, 2017 - 2:26pm



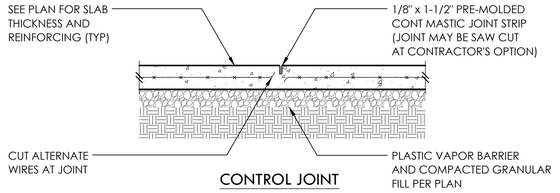
① LAP SPLICE GREATER OF 48 BAR DIAMETERS OF LARGER BAR OR 24" MIN

NOTE:

WHERE RETAINED SOIL SUPPORTS A DRIVE SURFACE WITHIN A DISTANCE 'H' FROM THE FACE OF CONCRETE WALL, PROVIDE FOOTING, WALL, AND REINFORCING FOR A WALL 2'-0" HIGHER THAN ACTUAL 'H'(H+2)

H	B1	ts	B2	tf	STEM REINF		FTG REINF
					VERT	HORIZ	LONG
4'-0"	1'-0"	6"	9"	9"	#4 AT 18"oc	#4 AT 16"oc	(3)#4
	1'-3"	8"	5"	9"	#4 AT 18"oc	#4 AT 12"oc	(3)#4
5'-0"	1'-9"	6"	9"	10"	#4 AT 18"oc	#4 AT 16"oc	(4)#4
	1'-6"	8"	9"	10"	#4 AT 18"oc	#4 AT 12"oc	(4)#4
6'-0"	2'-3"	6"	9"	10"	#4 AT 10"oc	#4 AT 16"oc	(4)#4
	2'-0"	8"	9"	10"	#4 AT 10"oc	#4 AT 12"oc	(4)#4
7'-0"	2'-6"	8"	9"	10"	#4 AT 10"oc	#4 AT 12"oc	(5)#4
8'-0"	3'-0"	8"	1'-0"	12"	#5 AT 12"oc	#4 AT 12"oc	(7)#4
9'-0"	3'-3"	8"	1'-3"	12"	#5 AT 8"oc	#4 AT 12"oc	(5)#5
10'-0"	3'-9"	8"	1'-6"	15"	#6 AT 8"oc	#4 AT 12"oc	(7)#5
11'-0"	4'-3"	10"	1'-6"	15"	#6 AT 9"oc	#4 AT 9"oc	(8)#5
12'-0"	4'-9"	12"	1'-6"	15"	#6 AT 9"oc	#5 AT 12"oc	(8)#5

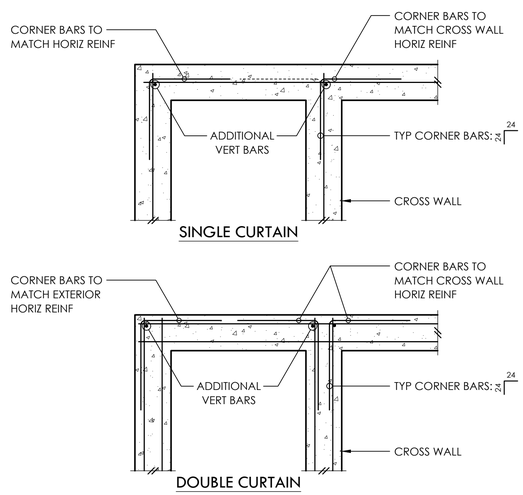
RETAINING WALL SCHEDULE w/ SLAB 2



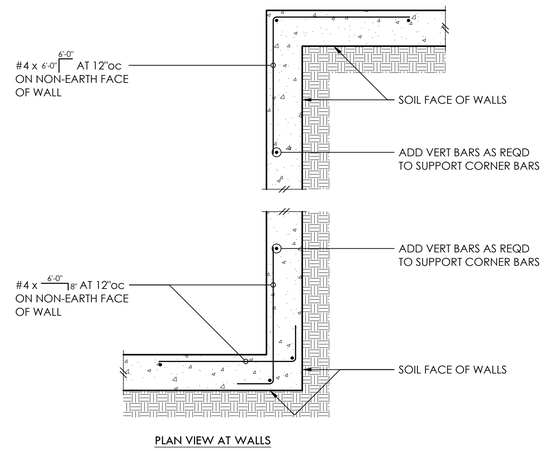
NOTE:

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

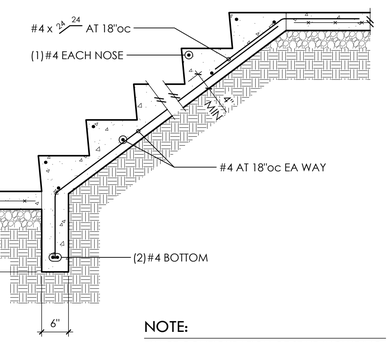
TYPICAL SLAB JOINTS 3



TYP CORNER BARS AT CONCRETE WALLS AND FTGS 4



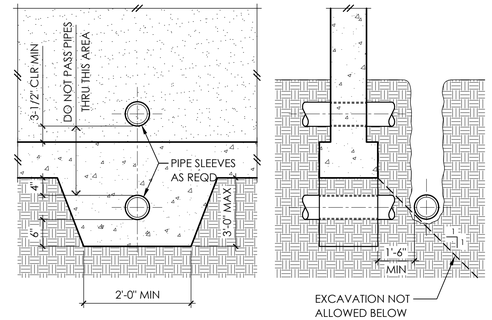
ADDITIONAL REINFORCEMENT AT RETAINING WALLS 5



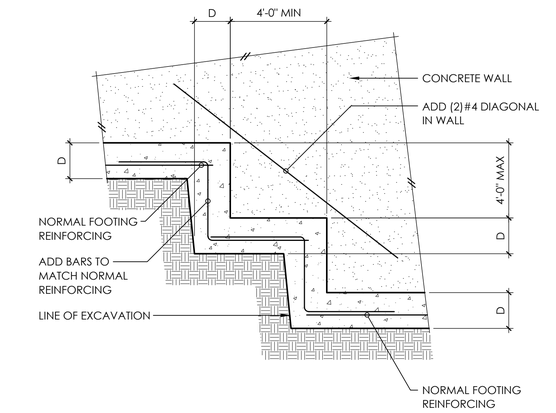
NOTE:

EXACT CONFIGURATION OF STAIR INCLUDING TREAD AND RISER DIMS PER ARCH DRAWINGS

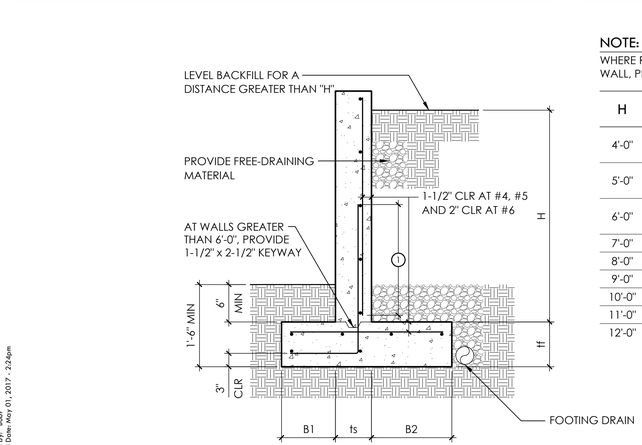
TYPICAL STAIR ON GRADE 6



PIPE AND TRENCH LOCATIONS 7



TYPICAL STEPPED FOOTING 8



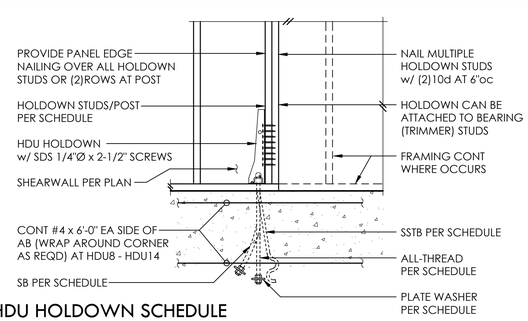
① LAP SPLICE GREATER OF 48 BAR DIAMETERS OF LARGER BAR OR 24" MIN

NOTE:

WHERE RETAINED SOIL SUPPORTS A DRIVE SURFACE WITHIN A DISTANCE 'H' FROM THE FACE OF CONCRETE WALL, PROVIDE FOOTING, WALL, AND REINFORCING FOR A WALL 2'-0" HIGHER THAN ACTUAL 'H'(H+2)

H	B1	ts	B2	tf	STEM REINF		FOOTING REINF	
					VERT	HORIZ	TOP	LONG
4'-0"	5"	6"	1'-3"	9"	#4 AT 18"oc	#4 AT 16"oc	-	(3)#4
	5"	8"	1'-0"	9"	#4 AT 18"oc	#4 AT 12"oc	-	(3)#4
5'-0"	5"	6"	2'-0"	10"	#4 AT 18"oc	#4 AT 16"oc	-	(4)#4
	5"	8"	2'-0"	10"	#4 AT 18"oc	#4 AT 12"oc	-	(4)#4
6'-0"	9"	6"	2'-3"	10"	#4 AT 12"oc	#4 AT 16"oc	#4 AT 11"oc	(4)#4
	9"	8"	2'-3"	10"	#4 AT 16"oc	#4 AT 12"oc	#4 AT 11"oc	(4)#4
7'-0"	9"	8"	2'-9"	10"	#4 AT 11"oc	#4 AT 12"oc	#4 AT 11"oc	(5)#4
8'-0"	1'-0"	8"	3'-3"	12"	#5 AT 12"oc	#4 AT 12"oc	#5 AT 14"oc	(5)#5
9'-0"	1'-3"	8"	3'-9"	12"	#5 AT 8"oc	#4 AT 12"oc	#5 AT 14"oc	(6)#5
10'-0"	1'-6"	8"	4'-3"	15"	#6 AT 8"oc	#4 AT 12"oc	#5 AT 11"oc	(7)#5
11'-0"	2'-0"	10"	4'-6"	15"	#6 AT 9"oc	#4 AT 9"oc	#5 AT 11"oc	(8)#5
12'-0"	2'-3"	12"	4'-9"	15"	#6 AT 9"oc	#5 AT 12"oc	#5 AT 11"oc	(9)#5

RETAINING WALL SCHEDULE 10



HDU HOLDOWN SCHEDULE

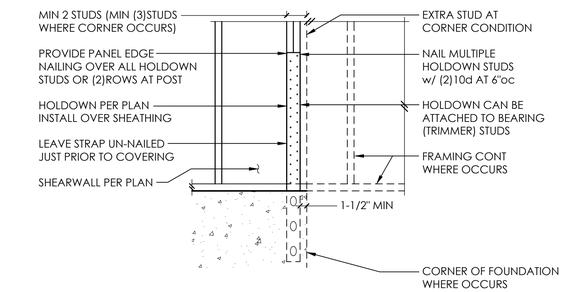
PLAN MARK	AT STEMWALL		AT FOOTING①			HD POST②	
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL
HDU2	5/8"Ø - SSTB16(L)	12-5/8"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU4	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU5	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU8	7/8"Ø - SB7/8 x 24	18"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6
HDU11	1"Ø - SB1 x 30③	24"	1"Ø	2-3/4"SQ x 5/8	12"	4x8	6x6
HDU14	1"Ø - SB1 x 30③	24"	1"Ø	2-3/4"SQ x 5/8	12"	4x12	6x8

① A307 ALL-THREAD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOTTOM OR EQUIVALENT SIMPSON PAB

② MINIMUM SIZE OF POST UNO ON FRAMING PLANS

③ REQUIRES MINIMUM 8" THICK CONCRETE WALL

11



LSTHD/STHD HOLDOWN SCHEDULE

PLAN MARK	NAILS①	HD POST②
LSTHD8(RJ)	(20)16d SINKERS	DBL STUD
STHD10(RJ)	(28)16d SINKERS	DBL STUD
STHD14(RJ)	(30)16d SINKERS	DBL STUD

① 16d SINKERS = 0.148"Ø x 3-1/4"

② MINIMUM SIZE OF POST UNO ON FRAMING PLANS

12

TYPICAL CONCRETE DETAILS

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

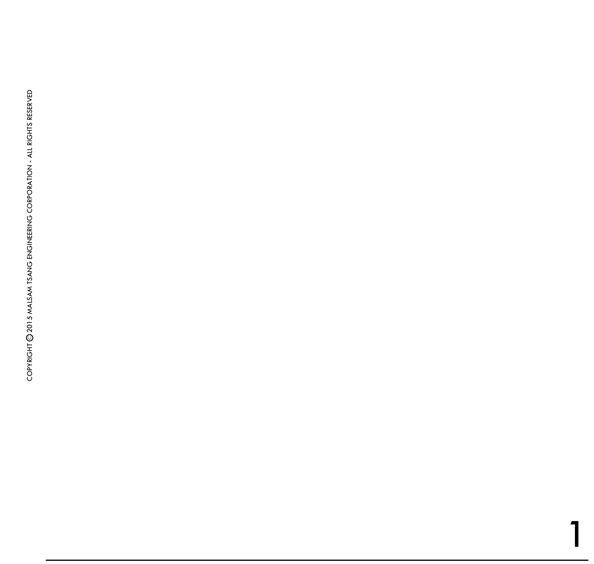
MARC J. MALSAM — STATE OF WASHINGTON — 41206 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

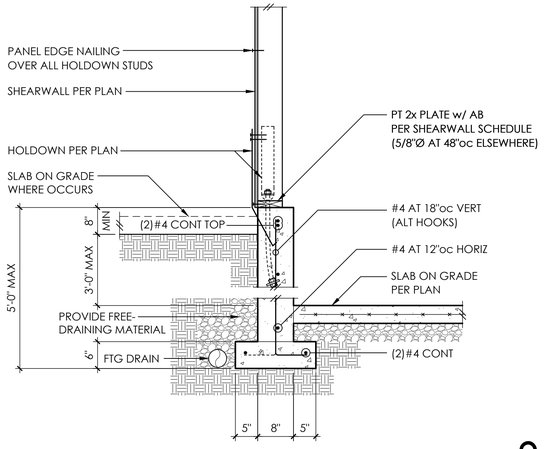
PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

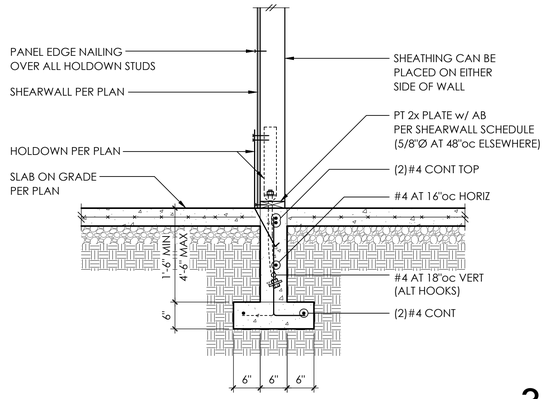
S3.0
SCALE - 3/4" = 1'-0"



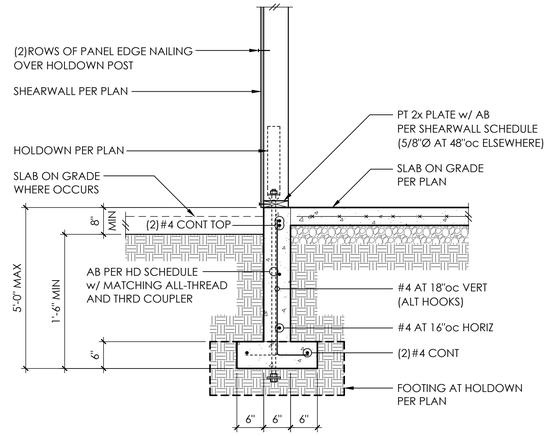
1



2

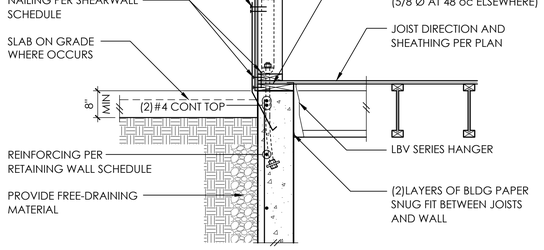


3

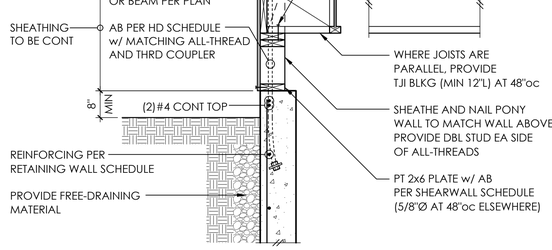


4

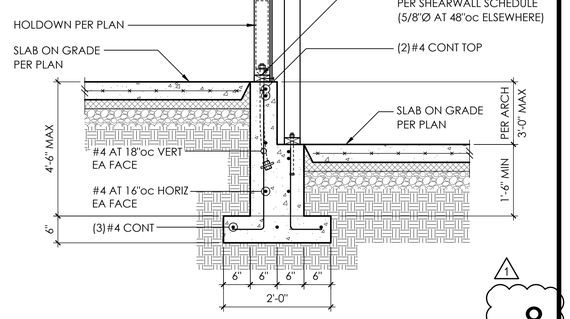
5



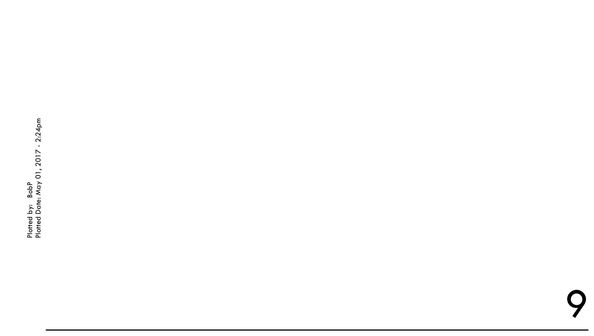
6



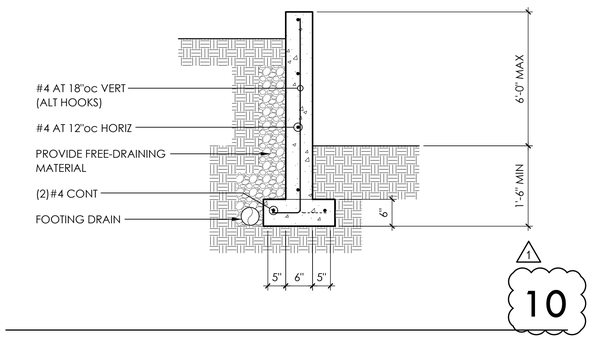
7



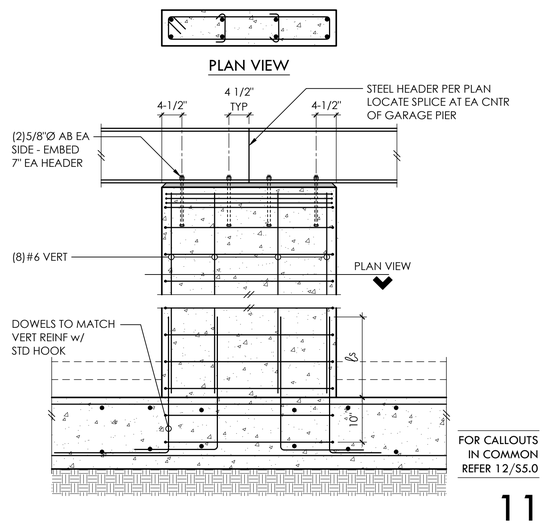
1
8



9

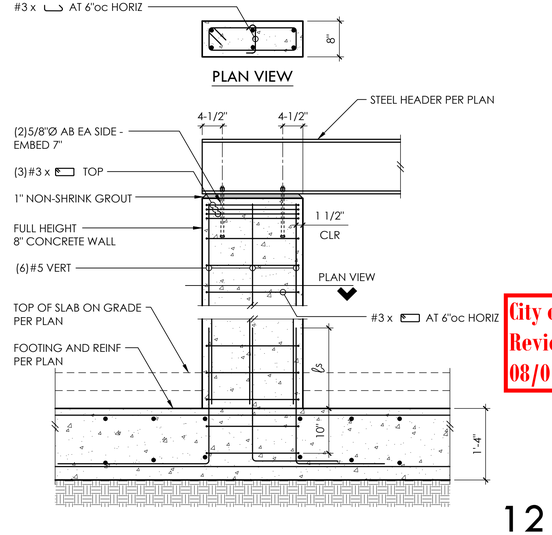


1
10



FOR CALLOUTS
IN COMMON
REFER 12/S5.0

11



12

MALSAM
TSANG
STRUCTURAL
ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

PERMIT SET
11.18.16

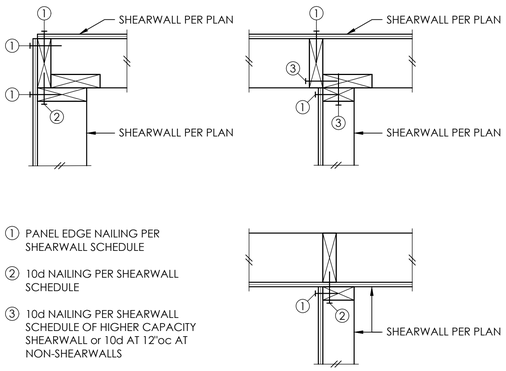
REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

City of Kirkland
Reviewed by Allaupt
08/01/2017

CONCRETE DETAILS

S3.1
SCALE - 3/4" = 1'-0"

Plotted by: Ralph
Plotted Date: May 01, 2017 - 2:24pm



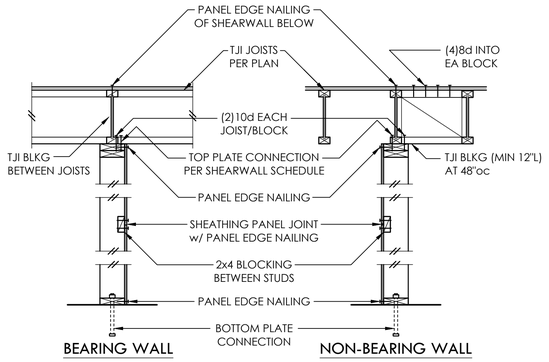
① PANEL EDGE NAILING PER SHEARWALL SCHEDULE

② 10d NAILING PER SHEARWALL SCHEDULE

③ 10d NAILING PER SHEARWALL SCHEDULE OF HIGHER CAPACITY SHEARWALL or 10d AT 12"oc AT NON-SHEARWALLS

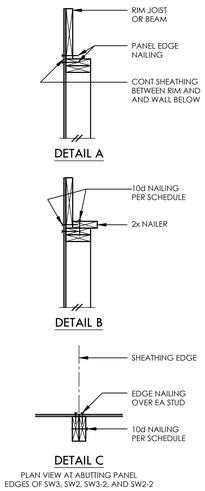
SCALE: 1-1/2" = 1'-0"

TYPICAL SHEARWALL INTERSECTIONS 1



NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

TYPICAL SHEARWALL CONSTRUCTION 2



PLAN VIEW AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2

SHEARWALL SCHEDULE①②③⑤⑥⑦

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION TJI	TOP PLATE CONNECTION RIM/BEAM ⑧	BASE PLATE CONNECTION AT WOOD	BASE PLATE CONNECTION AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc ⑨	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc ⑨	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3 ④	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc ⑨	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2 ④	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc ⑨	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2④	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	A35 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8"Ø AB AT 18"oc
SW2-2④	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	A35 AT 4-1/2"oc	(3)ROWS 12d AT 3"oc	5/8"Ø AB AT 12"oc

① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.

② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".

③ EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.

④ 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL AT SW3-2 AND SW2-2.

⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.

⑥ ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.

⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).

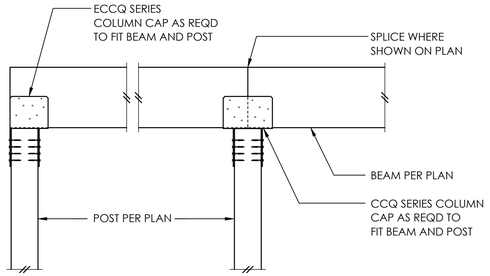
⑧ LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑨ A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

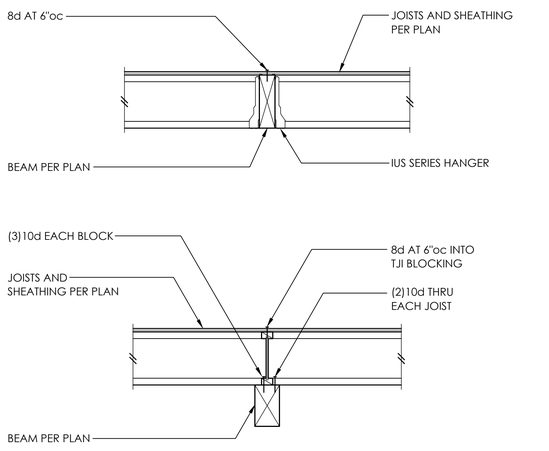
4

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

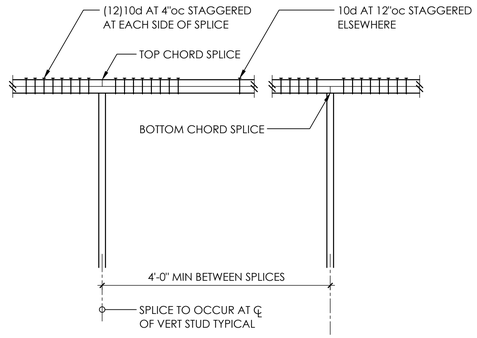
KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA



TYPICAL CCQ / ECCQ COLUMN CAP 5



TYPICAL FLUSH AND DROPPED BEAM 6



NOTE:

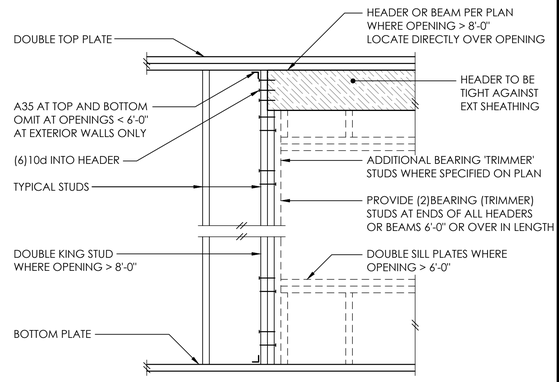
1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"

2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE

3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

AT SHEARWALLS

TYPICAL TOP PLATE SPLICE 7



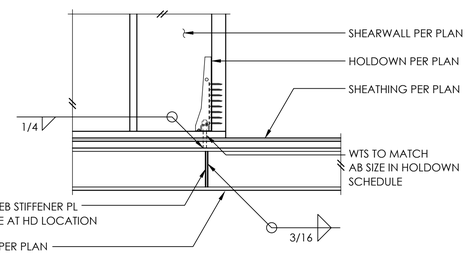
TYPICAL HEADER SUPPORT 8

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

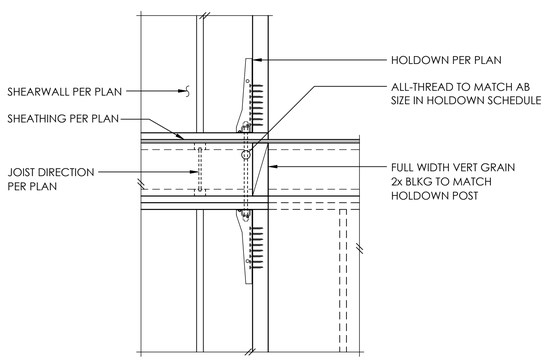
PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

PERMIT SET
11.18.16

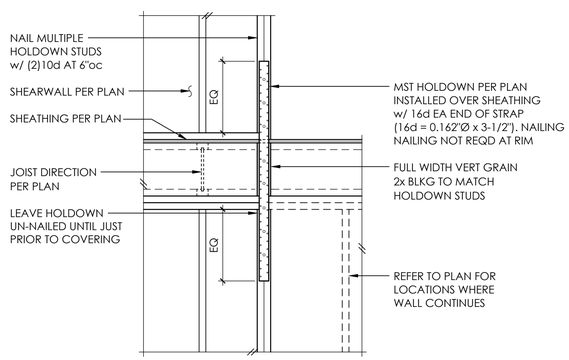
REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17



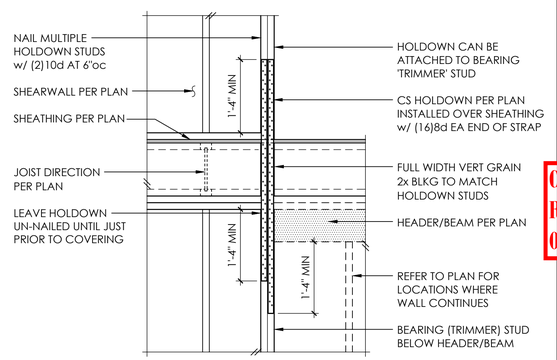
9



TYPICAL HDU HOLDOWN 10



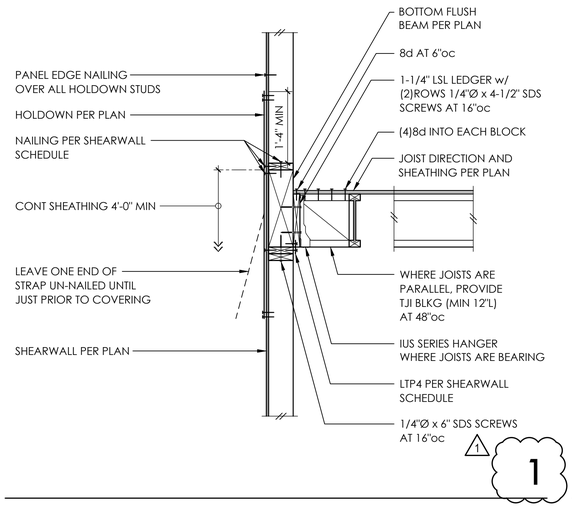
TYPICAL MST HOLDOWN 11



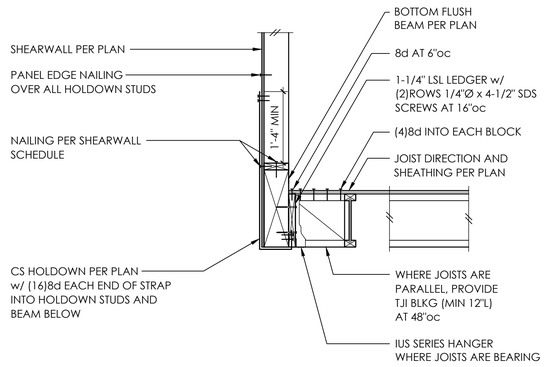
TYPICAL CS16 HOLDOWN 12

S4.0
SCALE - 3/4" = 1'-0"

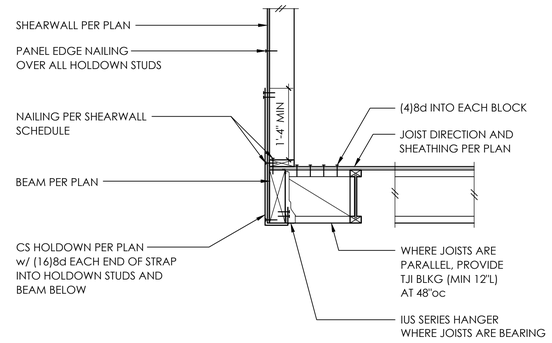
Plotted By: BobP
Plotted Date: May 01, 2017 - 2:24pm



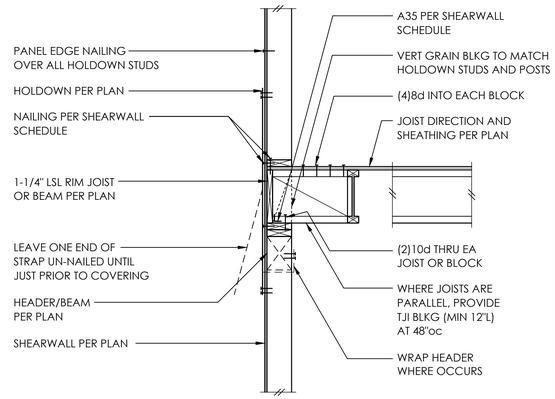
1



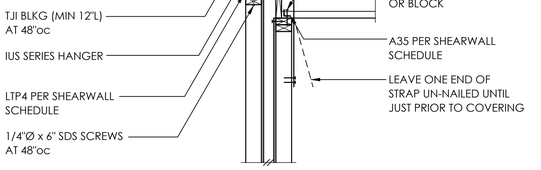
2



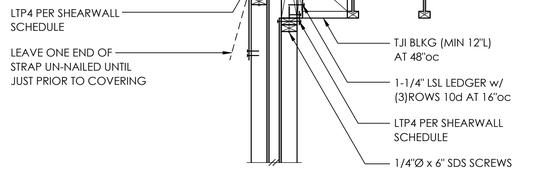
3



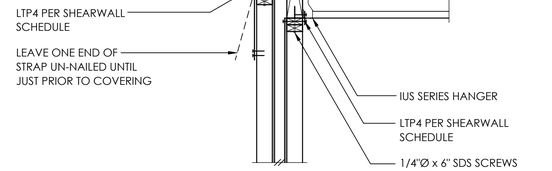
4



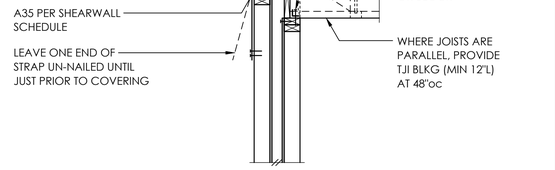
5



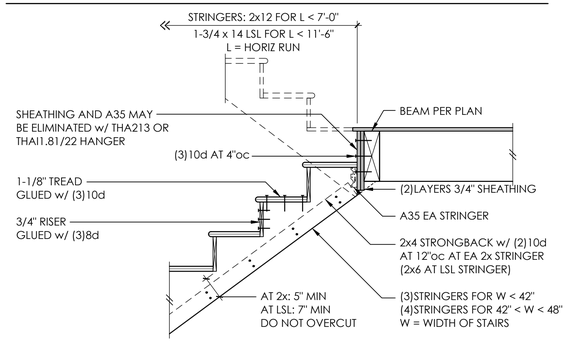
6



7



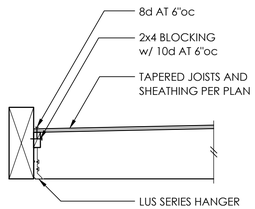
8



NOTE:
SEE ARCH DRAWINGS FOR STAIR DIMENSIONS AND BLOCKING REQUIREMENTS

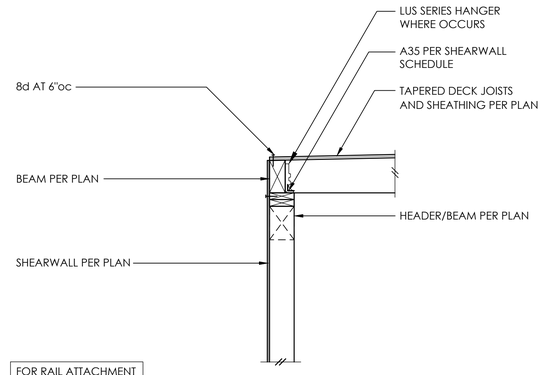
TYPICAL STAIR FRAMING

9



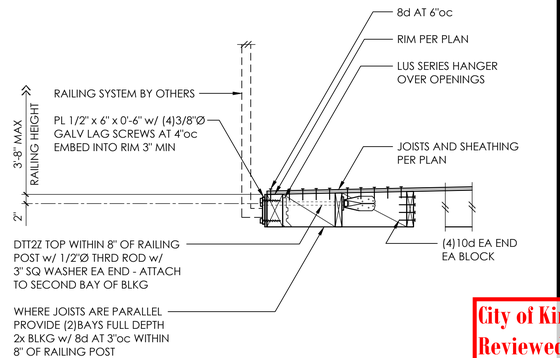
FOR RAIL ATTACHMENT REFER DETAIL 12/S4.1

10



FOR RAIL ATTACHMENT REFER DETAIL 12/S4.1

11



12

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TH
PROJECT NO	0324.2016.07.701

PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

WOOD FRAMING DETAILS

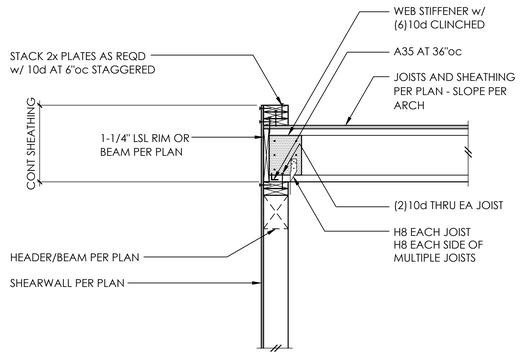
City of Kirkland
Reviewed by Allaupt
08/01/2017

S4.1
SCALE - 3/4" = 1'-0"

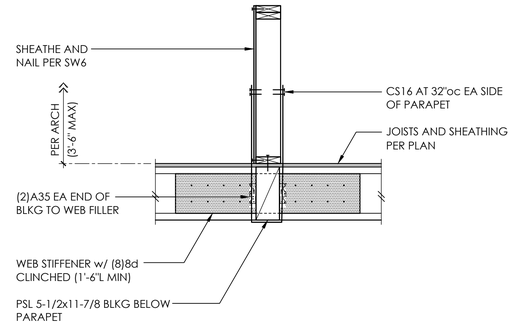
Plotted By: BobP
Plotted Date: May 01, 2017 - 2:24pm

1

2

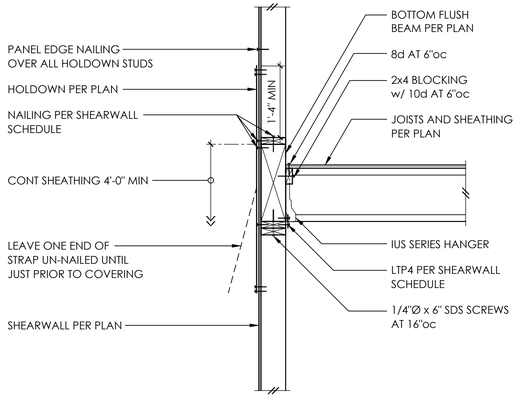


3

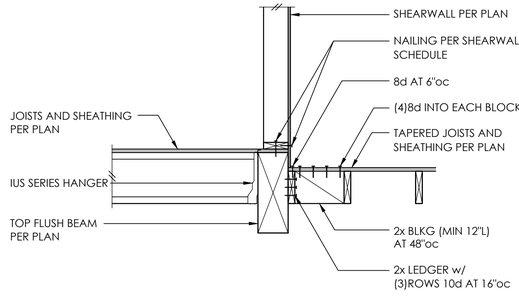


4

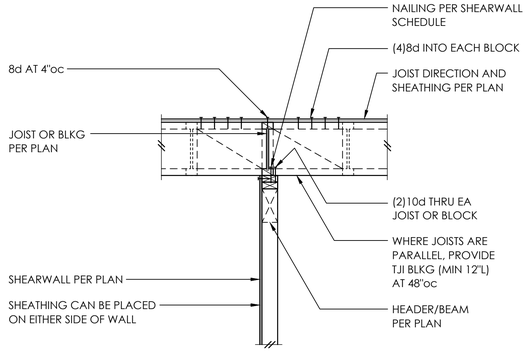
5



6



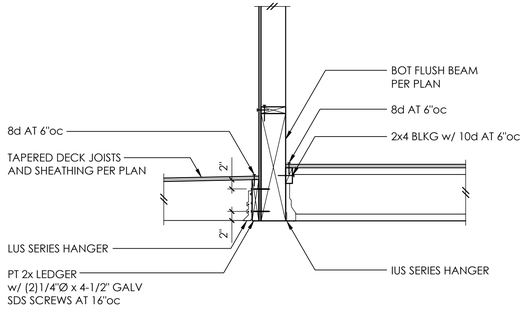
7



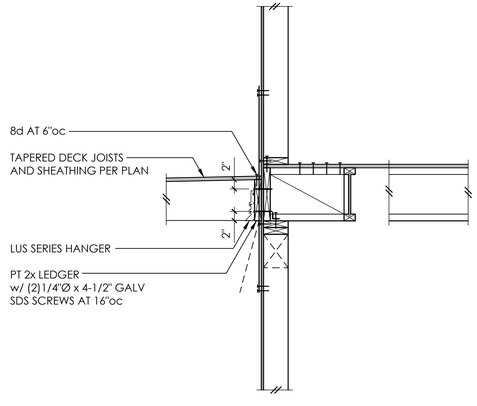
8

9

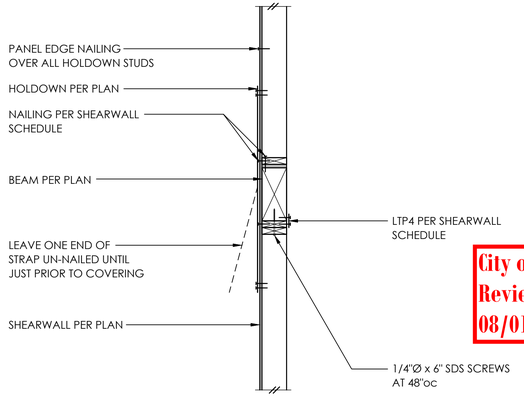
10



11



12



MALSAM
TSANG
STRUCTURAL
ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

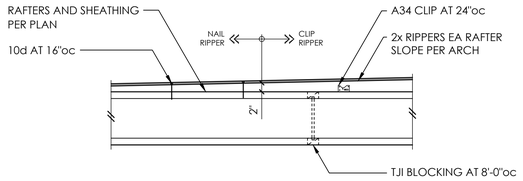
PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

WOOD FRAMING DETAILS

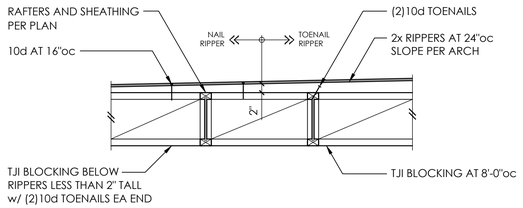
City of Kirkland
Reviewed by Alhaupt
08/01/2017

S4.2
SCALE - 3/4" = 1'-0"



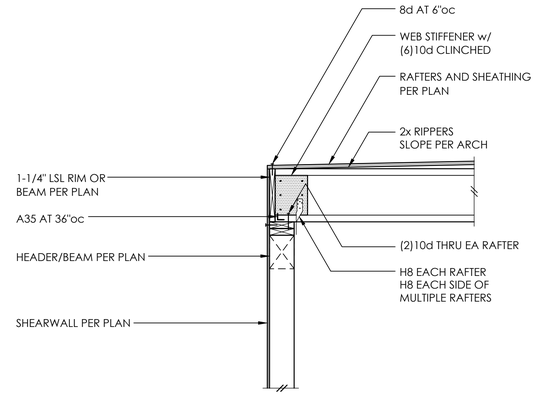
TYPICAL RIPPER ALIGNED w/ RAFTERS

1

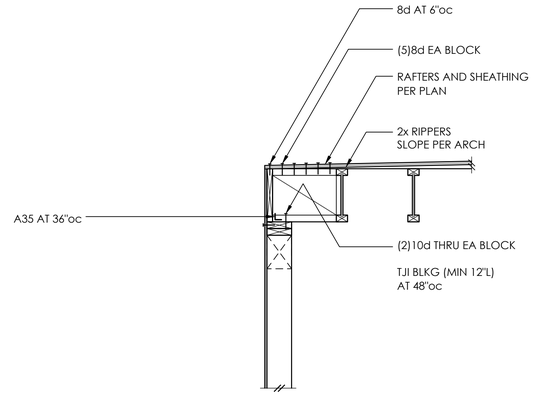


TYPICAL RIPPER PERPENDICULAR TO RAFTERS

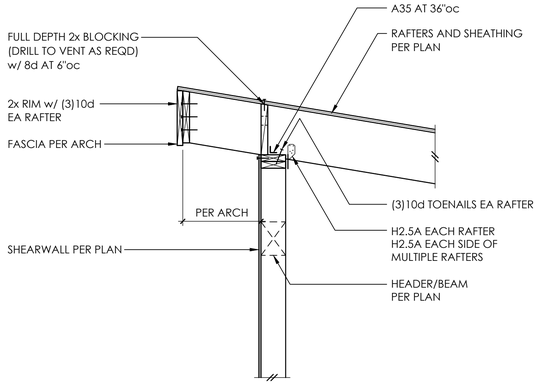
2



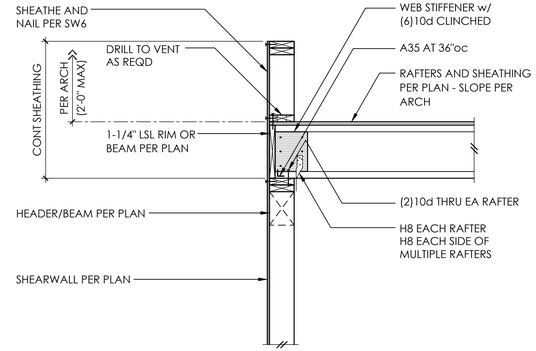
3



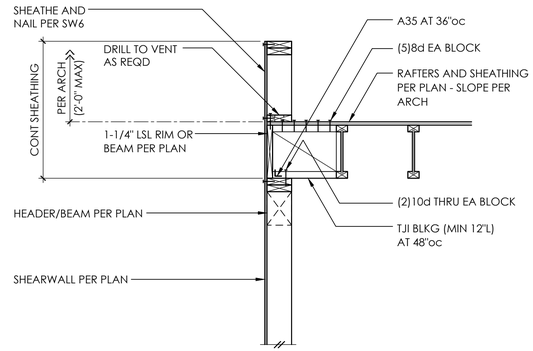
4



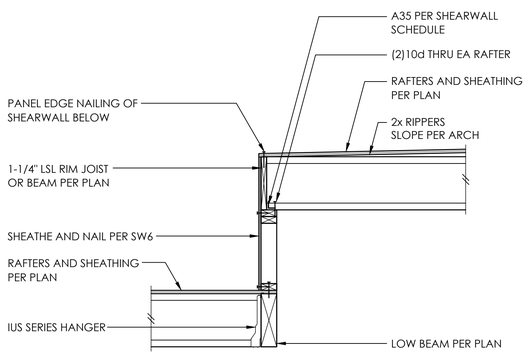
5



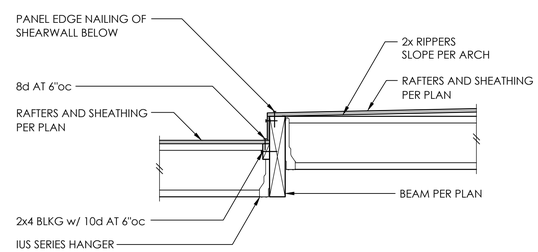
6



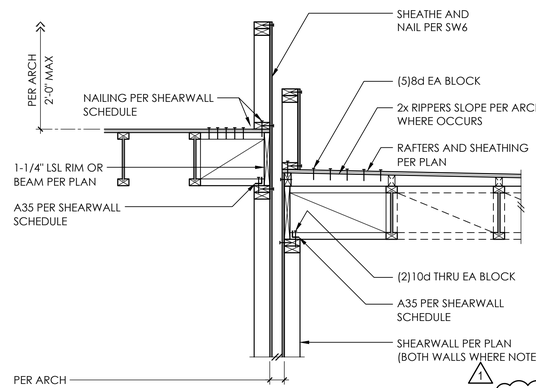
7



8



9



10

11

12

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

MARC J. MALSAM
STATE OF WASHINGTON
41596
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

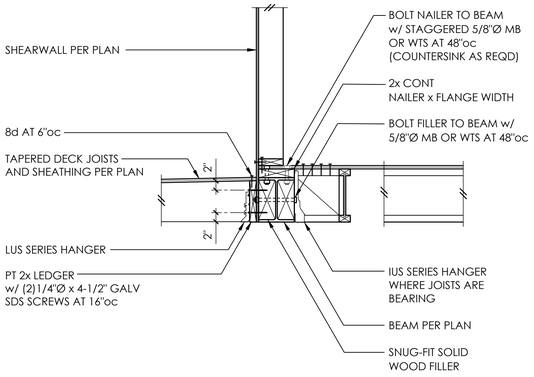
PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

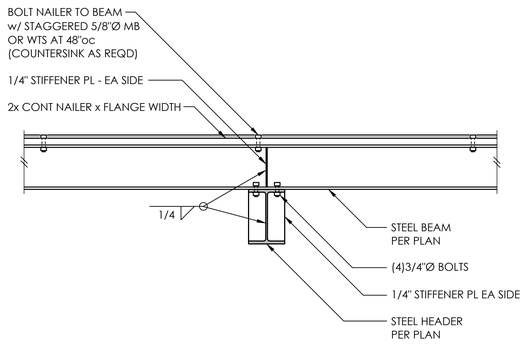
City of Kirkland
Reviewed by Allaupt
08/01/2017

WOOD FRAMING DETAILS

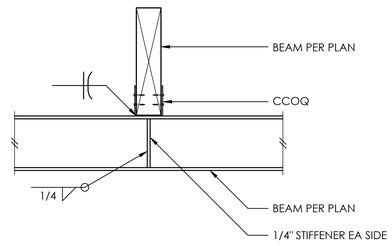
S4.3
SCALE - 3/4" = 1'-0"



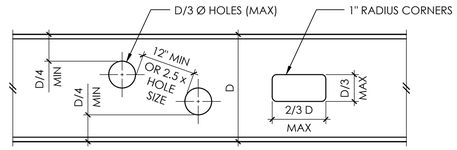
1



2

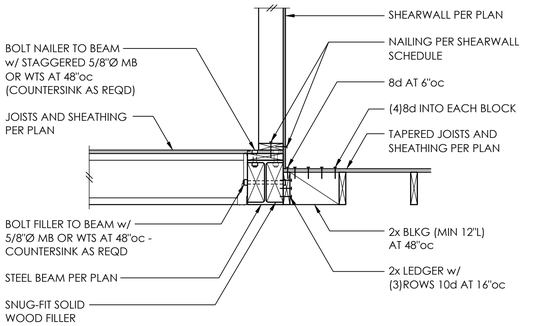


3

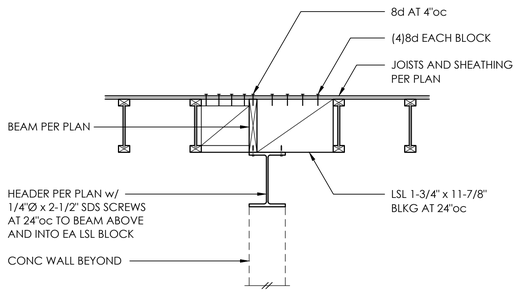


1. CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF ALL BEAM PENETRATIONS w/ MECHANICAL DRAWINGS. ALL PENETRATIONS LARGER THAN 2"Ø SHALL BE SHOWN ON SHOP DRAWINGS OR SKETCHES AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. FIELD CUTTING NOT PERMITTED WITHOUT APPROVAL.
2. OPENINGS MAY OCCUR IN MIDDLE HALF OF BEAM LENGTH ONLY.
3. NO CUTTING MAY OCCUR IN TOP OR BOTTOM QUARTER OF BEAM DEPTH.
4. ADJACENT OPENINGS MUST BE SPACED AT THE LESSER OF, 12" OR 2.5 x LARGER OPENING SIZE, EDGE TO EDGE.
5. MAXIMUM SIZES OF OPENINGS SHALL BE D/3 Ø OR D/3 x 2D/3 AS SHOWN.
6. NO OPENINGS SHALL OCCUR WITHIN 12" OF AN ADJACENT BEAM CONNECTION.
7. REQUIRED OPENINGS NOT MEETING ABOVE CRITERIA SHALL BE SUBMITTED TO ENGINEER FOR REINFORCING DESIGN.

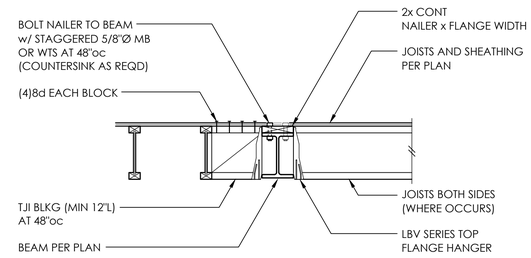
TYPICAL STEEL BEAM PENETRATIONS 4



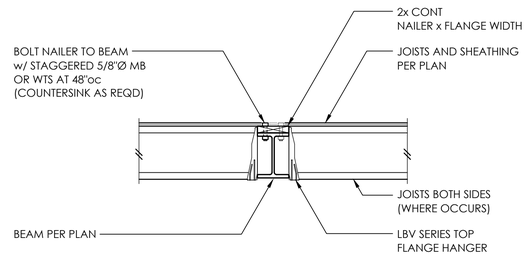
5



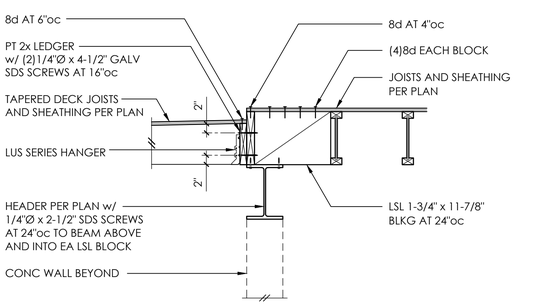
6



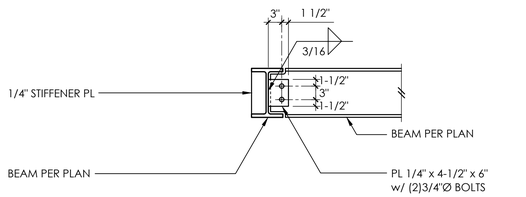
7



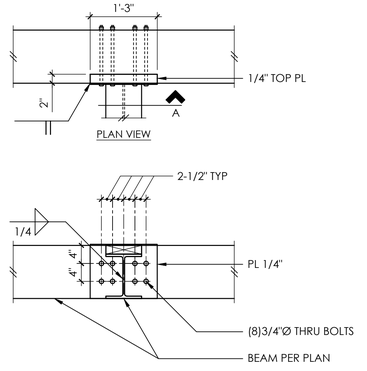
8



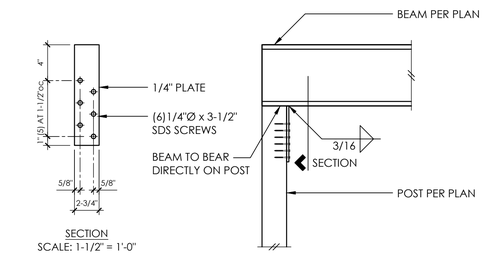
9



TYPICAL BEAM TO BEAM CONNECTION 10



TYPICAL STEEL TO WOOD BEAM CONNECTION 11



12

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104
206.789.6038 T
206.789.6042 F

KIRKLAND 12
UNIT 12
214 4TH AVE
KIRKLAND, WA

ARCHITECT
MEDICI ARCHITECTS
11661 1ST ST - SUITE 200
BELLEVUE, WA 98005
425.453.9298 T

MARC J. MALSAM
STATE OF WASHINGTON
47206
REGISTERED
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

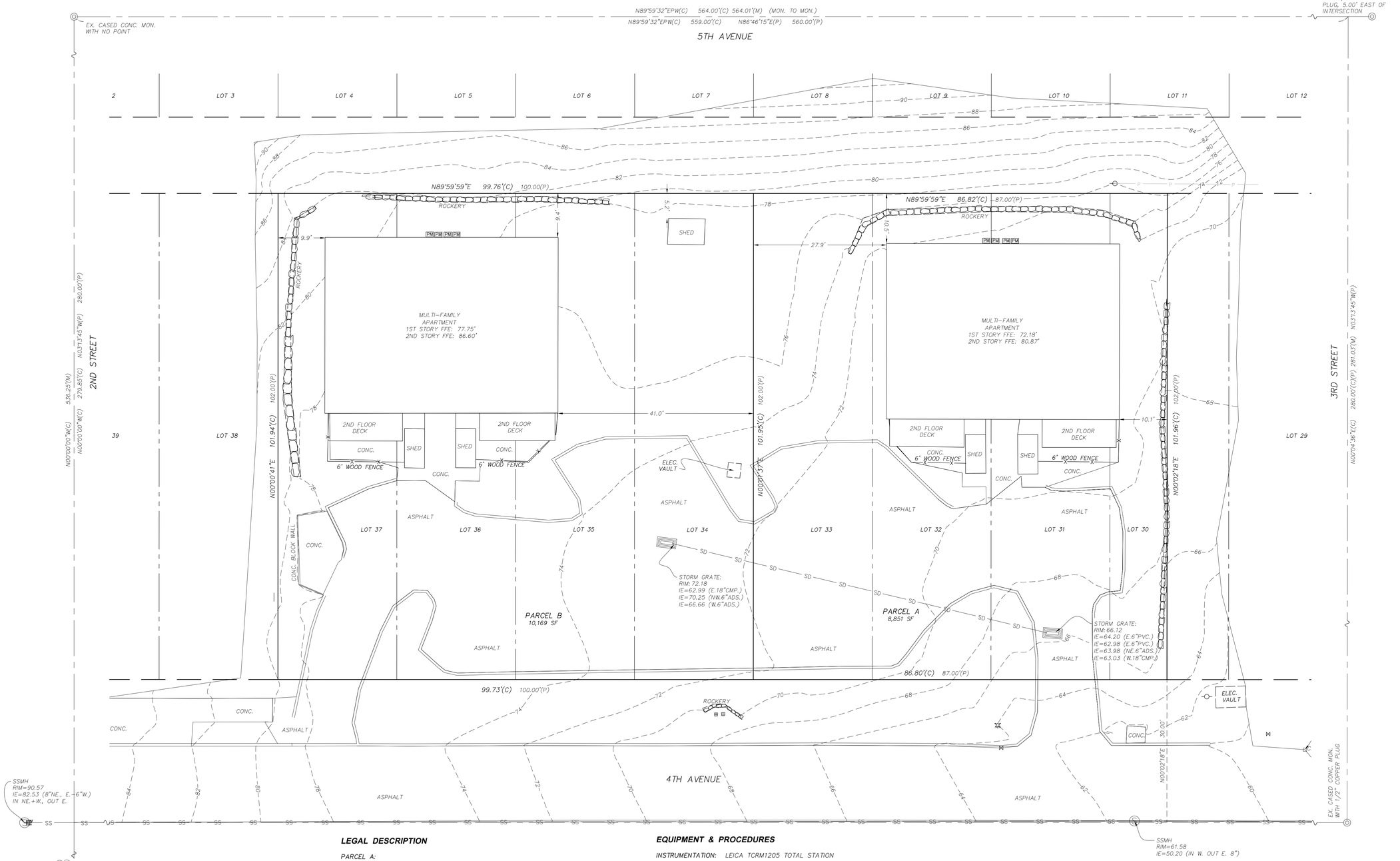
PRINCIPAL	MJM
ENGINEER	KBW SKH
DRAWN	CDS, TTH
PROJECT NO	0324.2016.07.701

PERMIT SET
11.18.16

REV	DESCRIPTION	DATE
1	PERMIT CORRECTIONS	5.01.17

City of Kirkland
Reviewed by Allaupt
08/01/2017

S5.0
SCALE - 3/4" = 1'-0"



LEGEND

- EXISTING CASED CONCRETE MONUMENT
- EXISTING 1/2" REBAR W/CAP "XXXXX", OR AS NOTED
- SET 1/2" REBAR W/CAP "ORCA 20719"
- SET NAIL & WASHER "ORCA 20719"
- SET 2"X 2" WHITE LINE STAKE
- TBM TEMPORARY BENCH MARK
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE

CONC. CONCRETE
ELEC. ELECTRIC
MON. MONUMENT
EX. EXISTING
(C) CALCULATED
(P) PLAT
(D) DEED

LEGAL DESCRIPTION

PARCEL A:

LOTS 31, 32, 33, AND THE WEST 12 FEET OF LOT 30, BLOCK 91, KIRKLAND TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:

LOTS 34, 35, 36, AND 37, BLOCK 91, KIRKLAND TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: THE MONUMENTED CENTERLINE OF 2ND STREET BETWEEN 3RD AVENUE AND 5TH AVENUE, AS A BEARING OF NORTH 00°00'00" EAST, PER RECORD OF SURVEY, RECORDED UNDER RECORDING NUMBER 20080417900006, RECORDS OF KING COUNTY, WASHINGTON.

NOTES:

1.) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT, BUT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.

2.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

3.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

RICHARD A. HEALEY — STATE OF WASHINGTON — 20719 — REGISTERED PROFESSIONAL LAND SURVEYOR
Richard Healey
6/16/14

City of Kirkland
Reviewed by Allaupt
08/01/2017

TOPOGRAPHIC SURVEY for
WINWARD REAL ESTATE SERVICES, INC.
4TH AVENUE CONDOMINIUM SITE
IN THE SW 1/4 THE SW 1/4 OF SECTION 5, T.25N., R.5E., W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

JOB NO. 2014-059
DATE: 5/21/14
DWG BY: AP
F.B. ____, P. __
SHEET 1 of 1